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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2244 – LA RUPE DI RAGUSA

CHARMING PROPERTY TO BE RESTORED FOR SALE IN THE HISTORICAL CENTER OF RAGUSA, SICILY

Ragusa Ibla – Ragusa – Sicily

www.romolini.co.uk/en/2244



Interiors
495 sqm

Bedrooms
Up to 9

Bathrooms
Up to 7

Garden
3,000 sqm

This historic property is nestled on the cliff of Ragusa Ibla, along the track of the old walls enclosing the historic center of the town. With 495 sqm of surface, the property is made up of four building (in different state of repair, but all in need of renovation and/or completion) that could be converted into a charming private home or a B&B-like accommodation business. The 3,000-sqm garden is laid over multiple stone terraces and is home to fruit trees, colorful hedges and even a pond to be used to create a pool.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2244 – LA RUPE DI RAGUSA

TYPE: historic property on the cliff of Ragusa

CONDITIONS: mostly to be restored

LOCATION: historic center, panoramic

ACCESS: two car entrances, three pedestrian entrances

INTERIORS: 495 square meters (5,326 square feet)

TOTAL ROOMS: 15

BEDROOMS: up to 9

BATHROOMS: up to 7

ANNEXES: studio apartments

MAIN FEATURES: stone walls, restored ceilings and roofs, old water cisterns, original stone flooring, garden with fruit trees and irrigation system, very charming location, car access, staircase descending the cliffside

EXTERIORS: 3,000 square meters (0.7 acres)

GARDEN: yes, with irrigation system

SWIMMING POOL: no, but possible over the dried pond

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: systems in place, to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Modica (14km; 20'), Comiso (22km; 35'), Scicli (24km; 30'), Marina di Ragusa (27km; 30'), Noto (50km; 1h), Pachino (52km; 1h), Marzamemi (56km; 1h 10'), Oasi di Vendicari (55km; 1h 10'), Avola (57km; 1h 10'), Portopalo di Capo Passero (59km; 1h 10'), Caltagirone (67km; 1h), Syracuse (74km 1h 25'), Catania (94km; 1h 50'), Agrigento (139km; 2h 40'), Taormina (148km; 2h 25'), Messina (189km; 2h 50'), Mazara del Vallo (252km; 4h)

CLOSEST AIRPORTS

Ragusa Comiso (34km; 30'), Catania Fontanarossa (89km; 1h 35'), Trapani Vincenzo Florio (289km; 4h 30'), Palermo Punta Raisi (310km; 4h 30')



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LA RUPE DI RAGUSA

This **historic property** is nestled on the cliff of **Ragusa Ibla**, along the track of the old walls enclosing the **historic center** of the town. With 495 sqm of surface, the property is made up of **four building** (in different state of repair, but all in need of renovation and/or completion) that could be converted into a charming private home or a B&B-like accommodation business. The **3,000-sqm garden** is laid over multiple stone terraces and is home to fruit trees, colorful hedges and even a pond to be used **to create a pool**.

The historic center of Ragusa, part of the **UNESCO World Heritage Site of Val di Noto**, is set just above the property and can be quickly reached on foot (500m, 2'). Some of the most notable cities of **Sicily** can be reached in just over an hour by car (Modica, Comiso, Scicli, Marina di Ragusa, Noto, Marzamemi, Avola, Syracuse...).

DESCRIPTION OF THE BUILDINGS

The property is made up of several very characteristic stone buildings. The location of the complex is very charming, **along the track of the medieval walls of Ragusa**, whose parts are still visible in several points throughout the property. What's more, there are still the old water cisterns and the stone basins that were used to process honey.

- **Building A** (220 sqm – 2,367 sqft) is partially carved into the stone, with rooms tiled in *opus signinum* (these were old water cistern and this material is waterproof), part of the flooring covered in stone and fully restored roofs. The building is already equipped with water, gas and electric systems, as well as sewers.
- **Building B** (50 sqm – 538 sqft) is a cozy studio apartment with original limestone flooring and fully restored roofs. The building is already equipped with water, gas and electric systems, as well as sewers.
- **Building C** (35 sqm – 377 sqft) is another studio apartment covered by a restored hanging garden (doubling as a roof). The building is already equipped with water, gas and electric systems, as well as sewers.
- **Building D** (190 sqm – 2,044 sqft, 3 bedrooms and 1 bathroom) is an independent house with direct access from the road. The ground floor of the building (110 sqm) is technically habitable but in need of a general renovation and update (both finishes and systems). The house is currently made up of an entrance room, a habitable kitchen with pantry and dining area, hallway, three bedrooms and a bathroom. The roof doubles as a terrace (30 sqm) while the basement, even though it retains its original finishes, needs to be fully restored.

EXTERIORS

Access to the property is ensured by five separate entrance, two directly from the main road (by car) and three thanks to staircases descending through the cliff.

The land surrounding the buildings (roughly 3,000 sqm) is laid on terraces and for the most part landscaped into a lush garden. Here are thirty fruit trees (oranges, mandarins, lemons, peaches, plums, olives, pomegranates and apricots) and hedges with lavender, lantana, roses and strelitzia that enrich the property with colorful flowers in summer. All equipped with an irrigation system.

The old pond in the property, nowadays dried up, could be used as a base to build a swimming pool in the property, further improving its attractiveness as an accommodation business.

USE AND POTENTIAL USES

Once restored, the complex could be converted into a beautiful accommodation business thanks to the unrivaled charm of the property and the convenient location on the track of the old walls enclosing the town of Ragusa, that can be reached on foot in just a couple of minutes. The units, all independent, could be rented either as a whole or as separate bedrooms.



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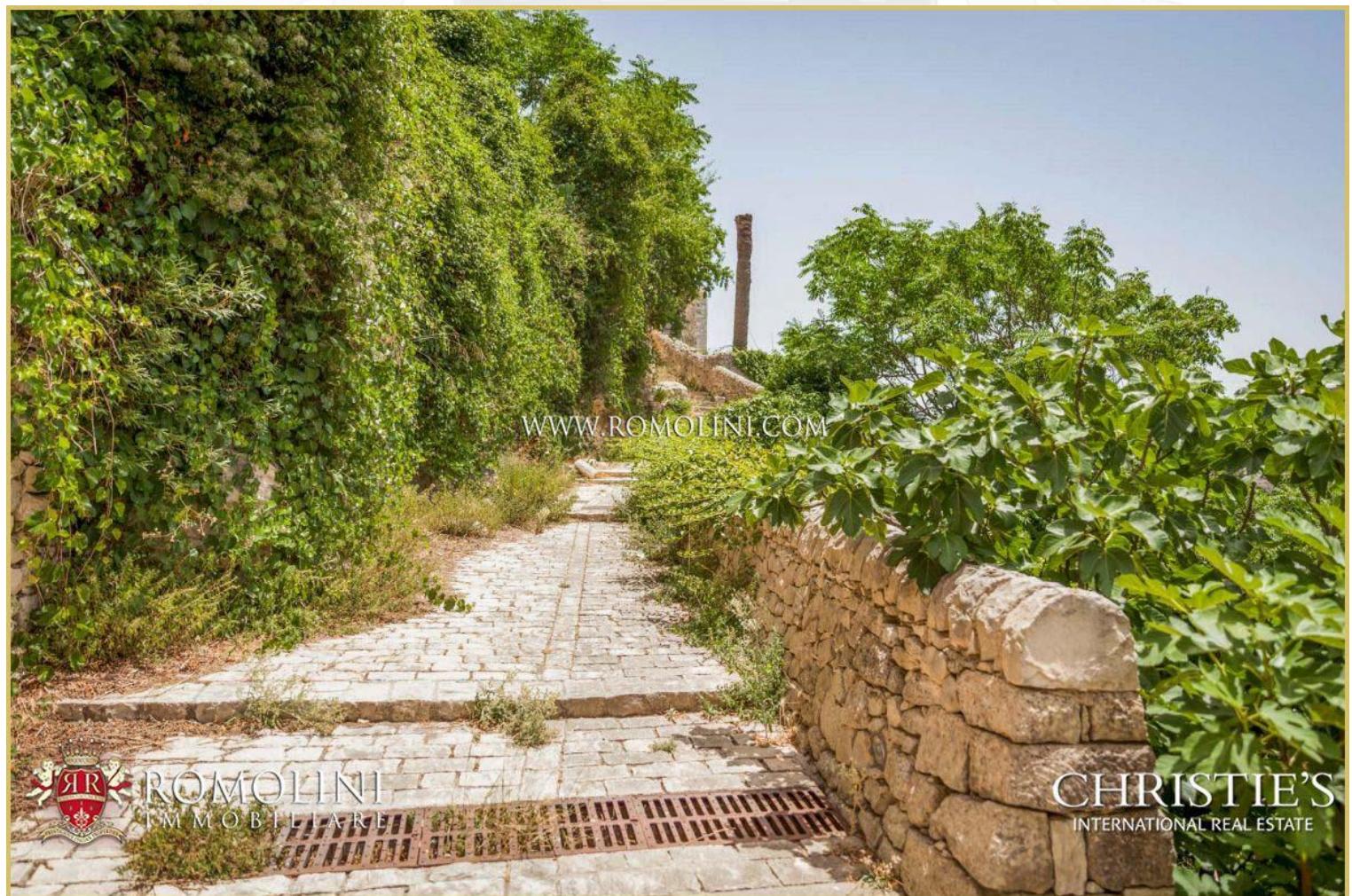
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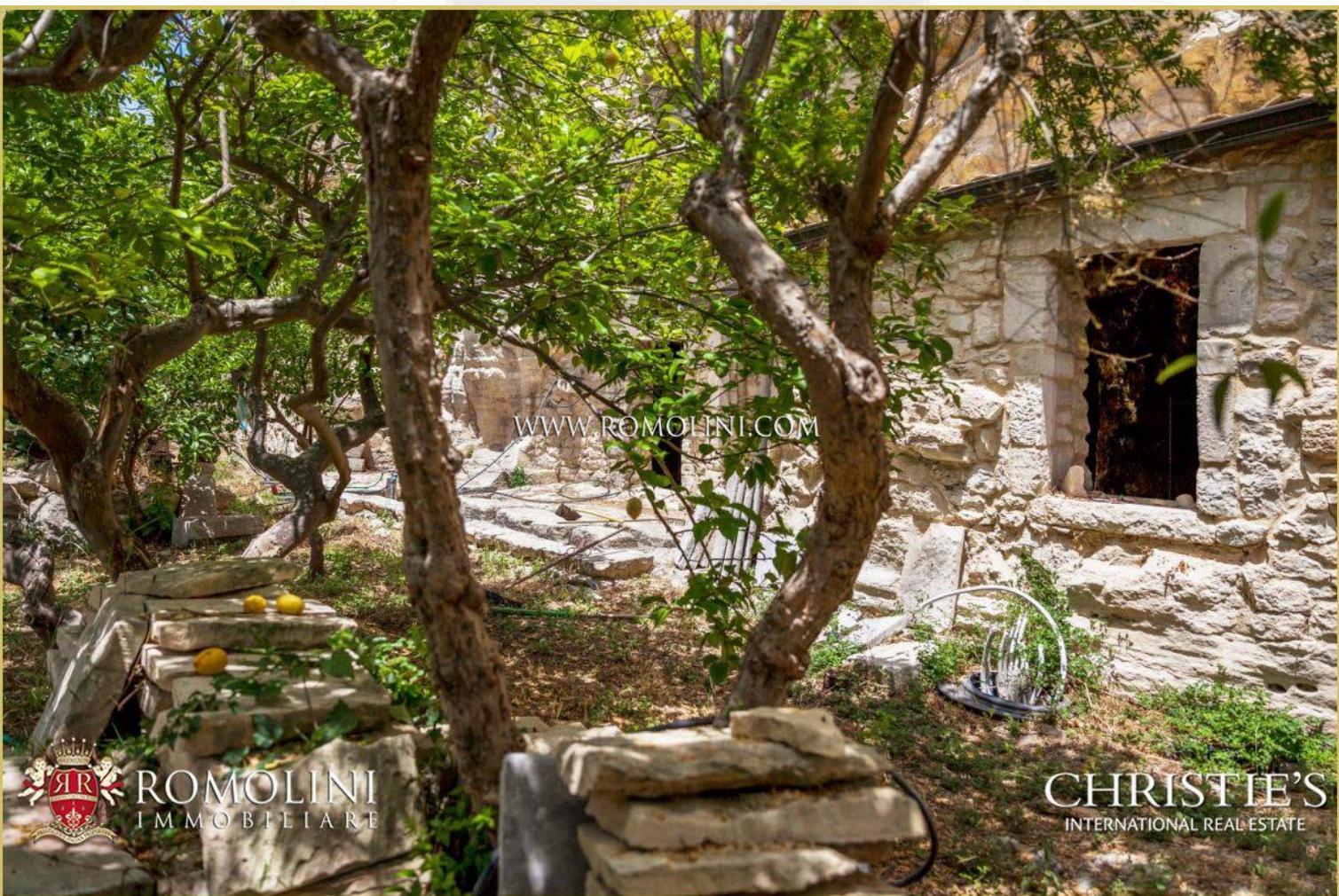
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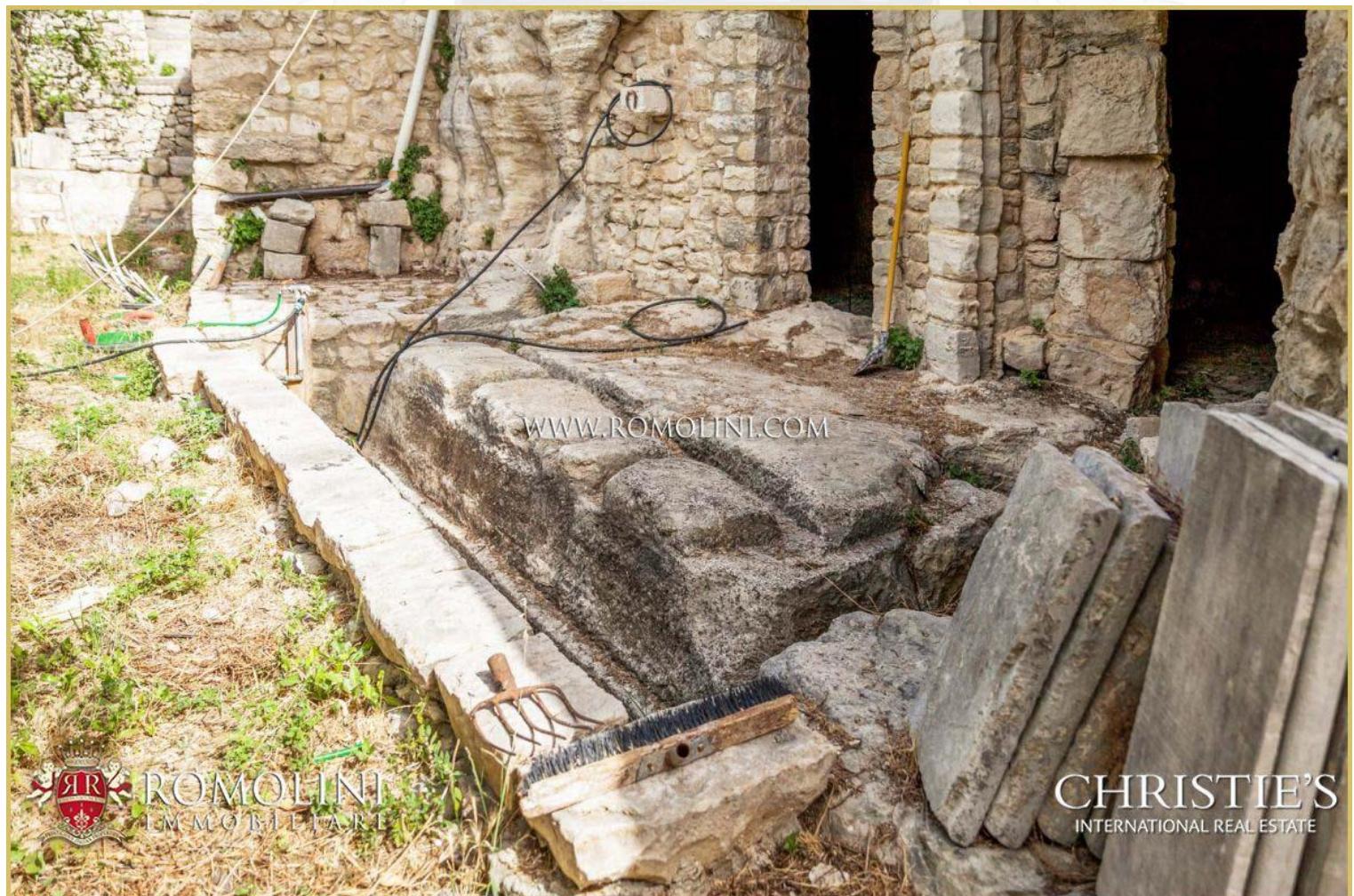
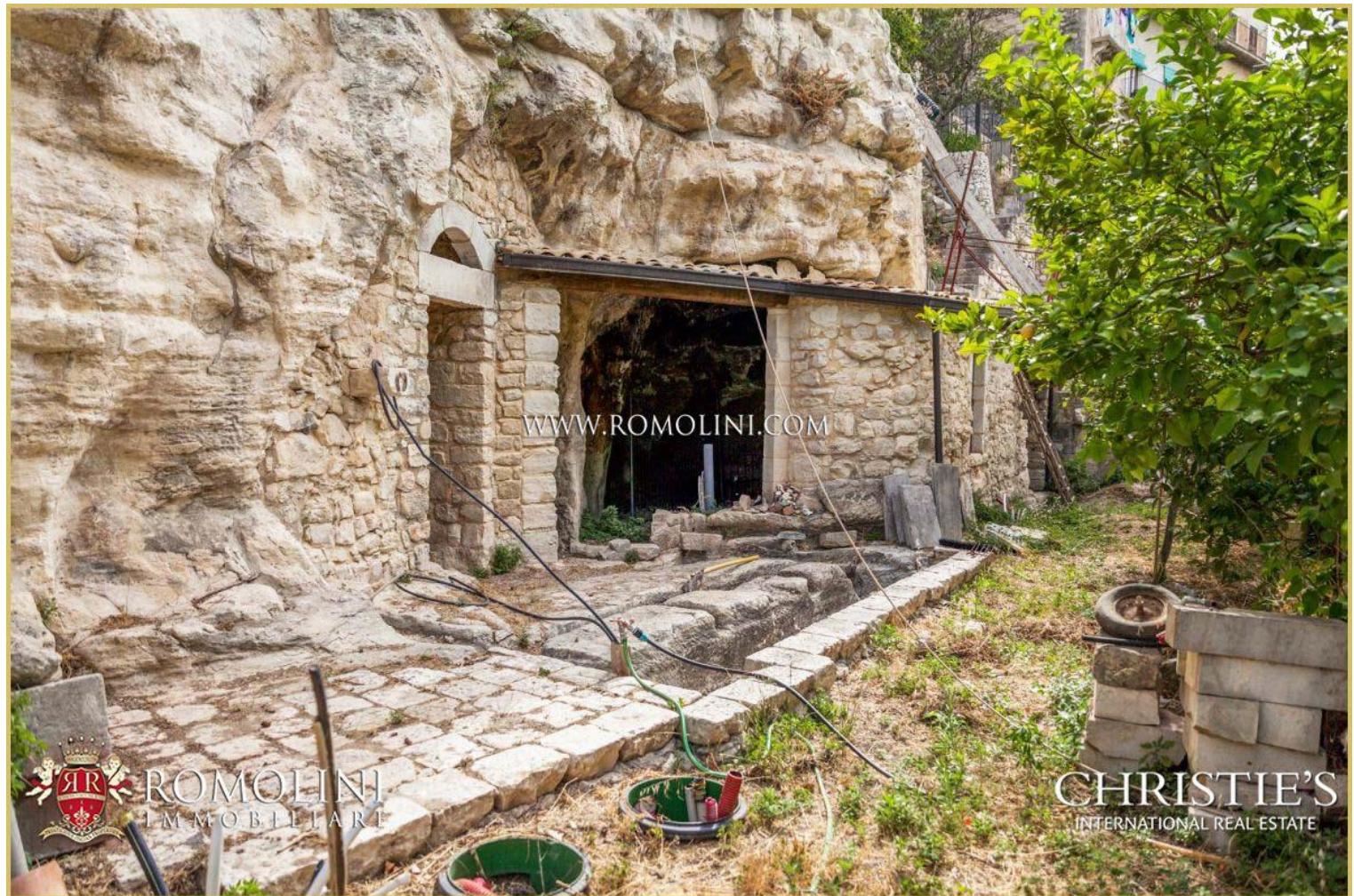


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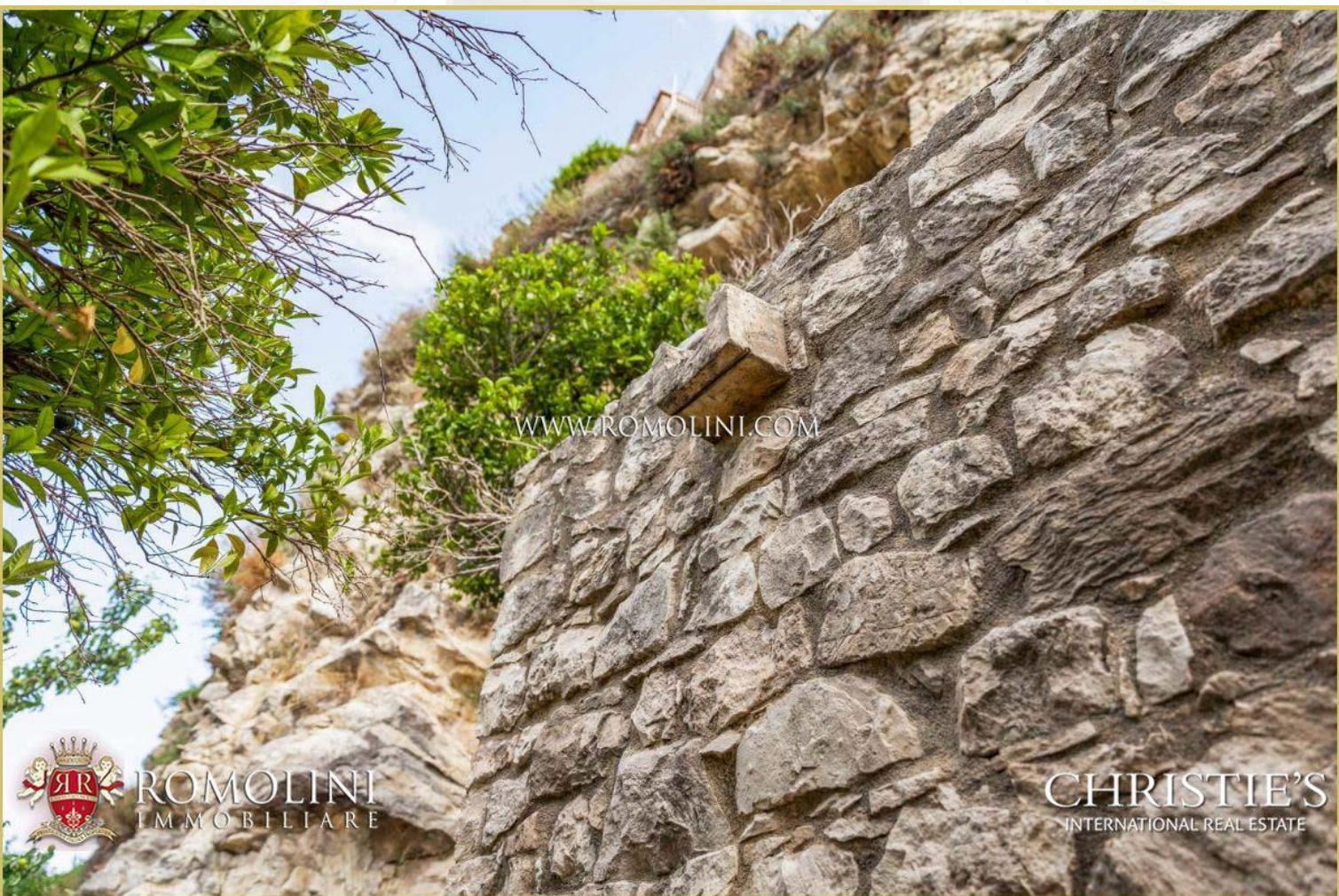


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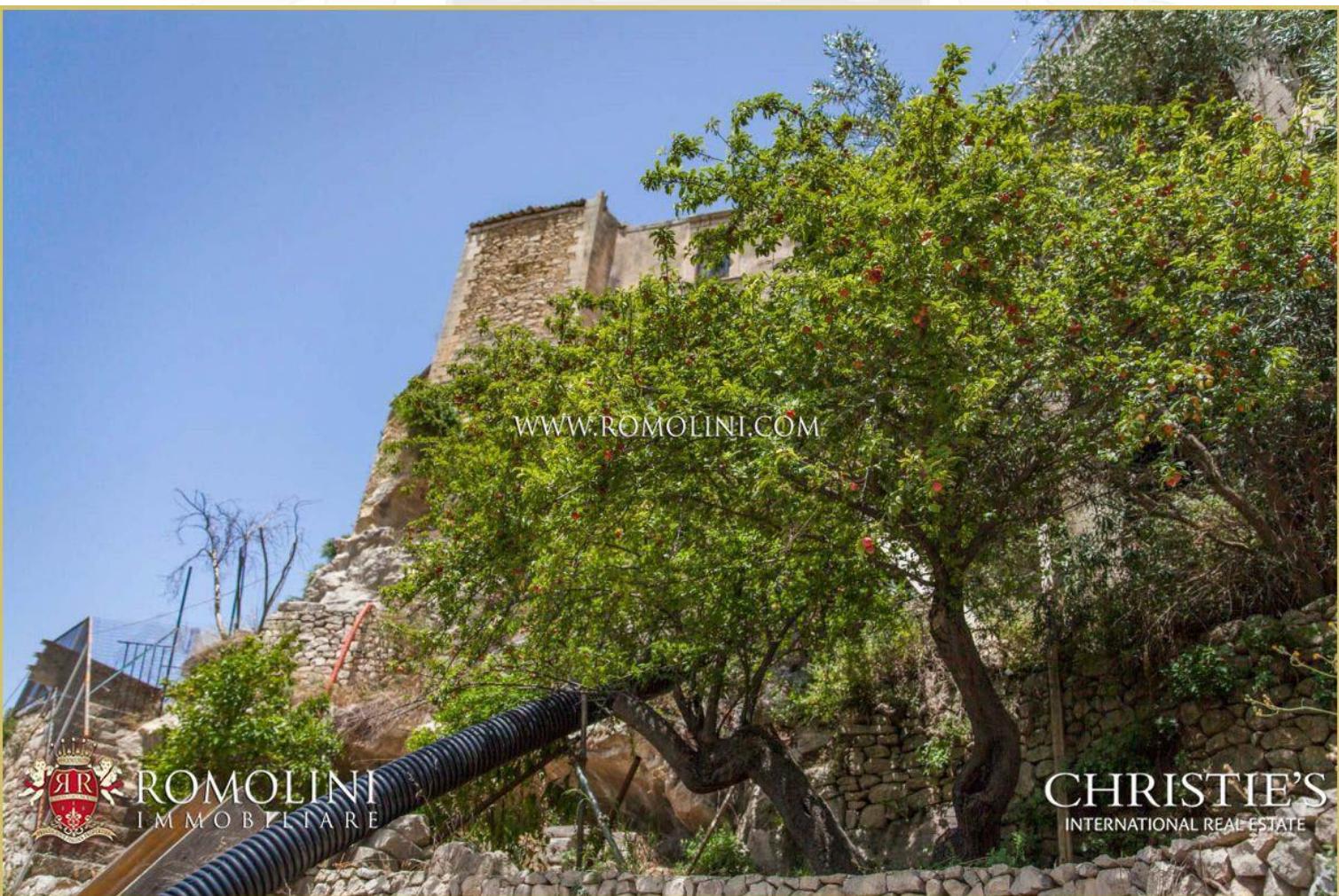


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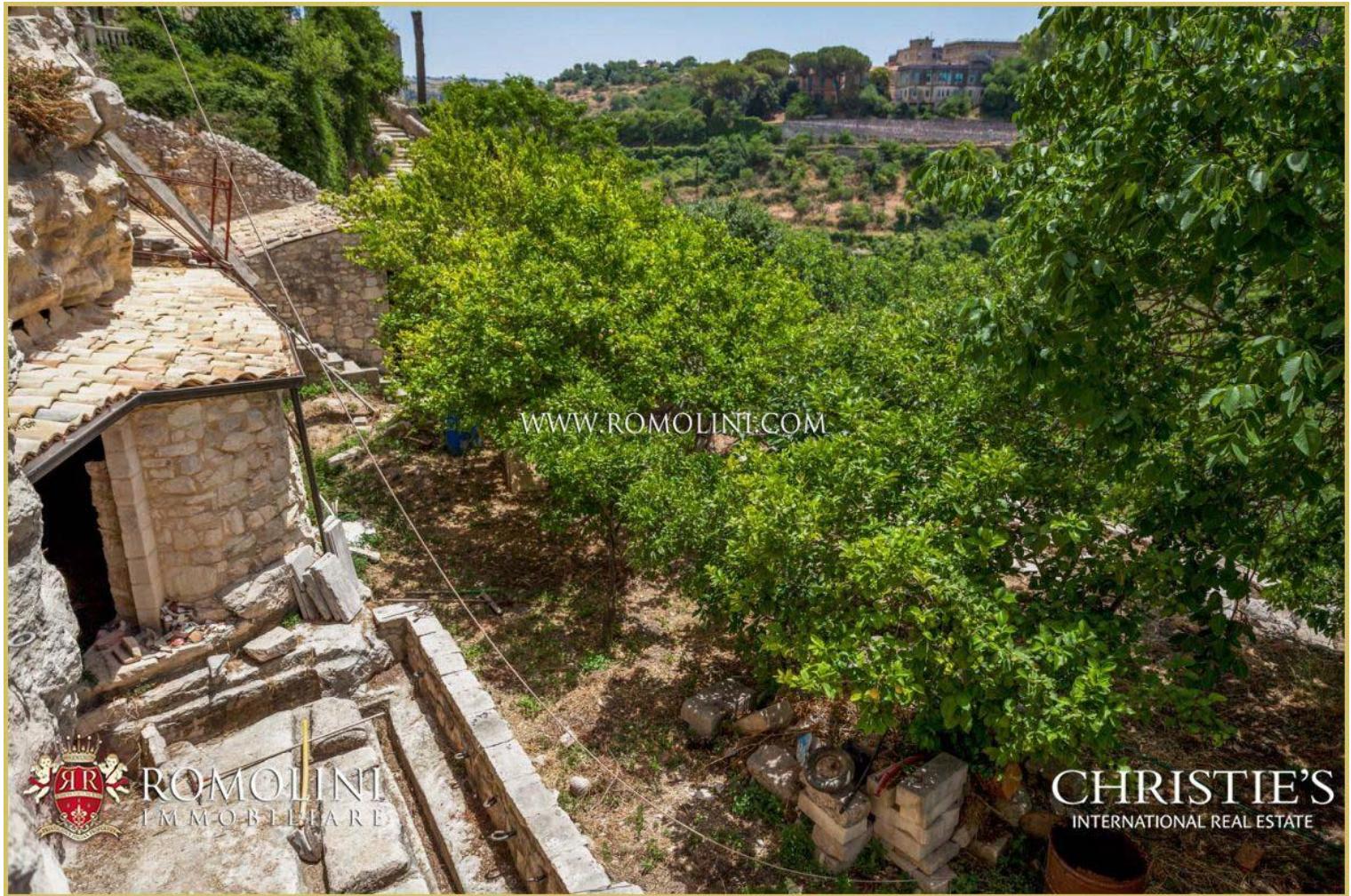


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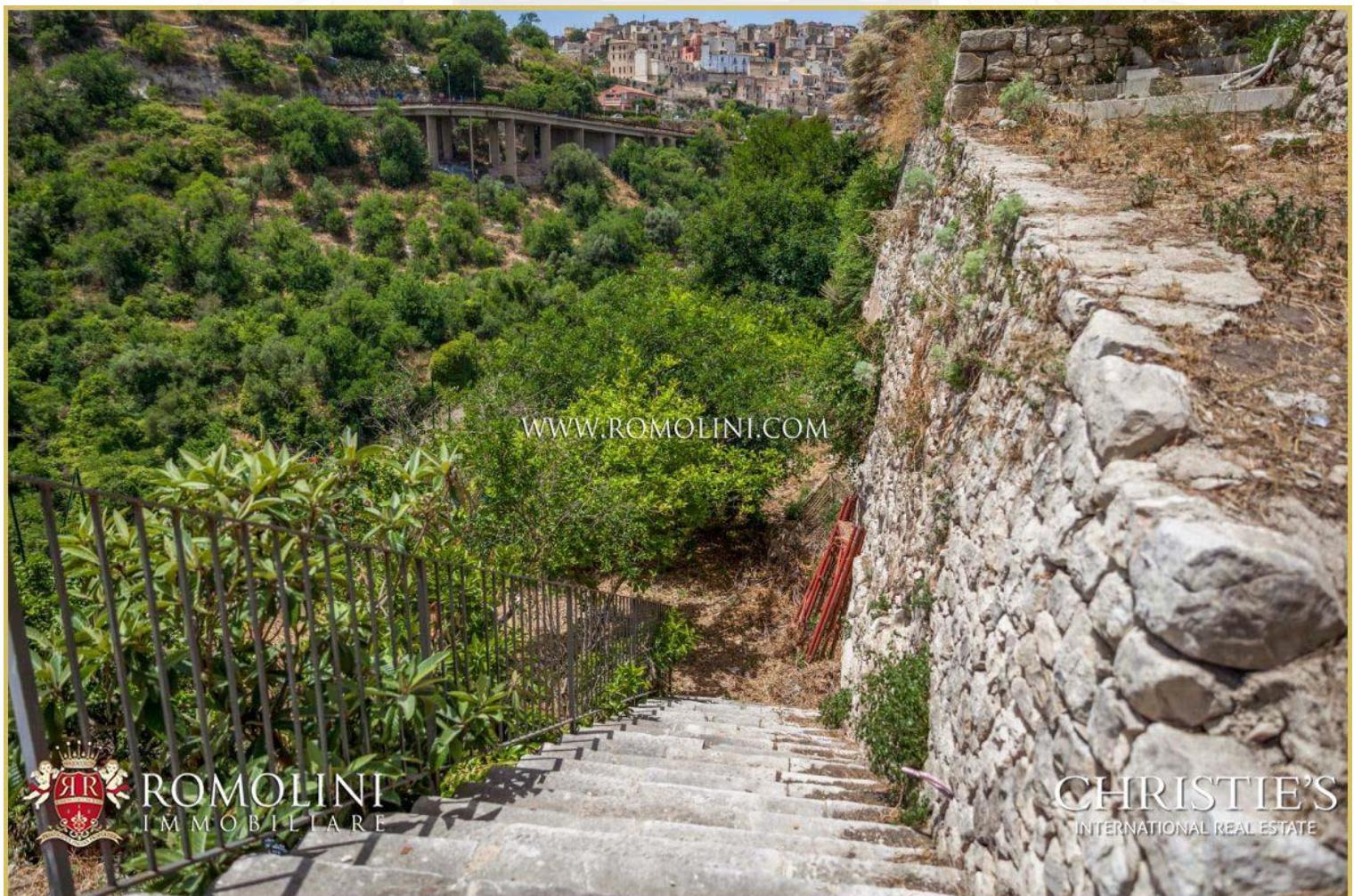


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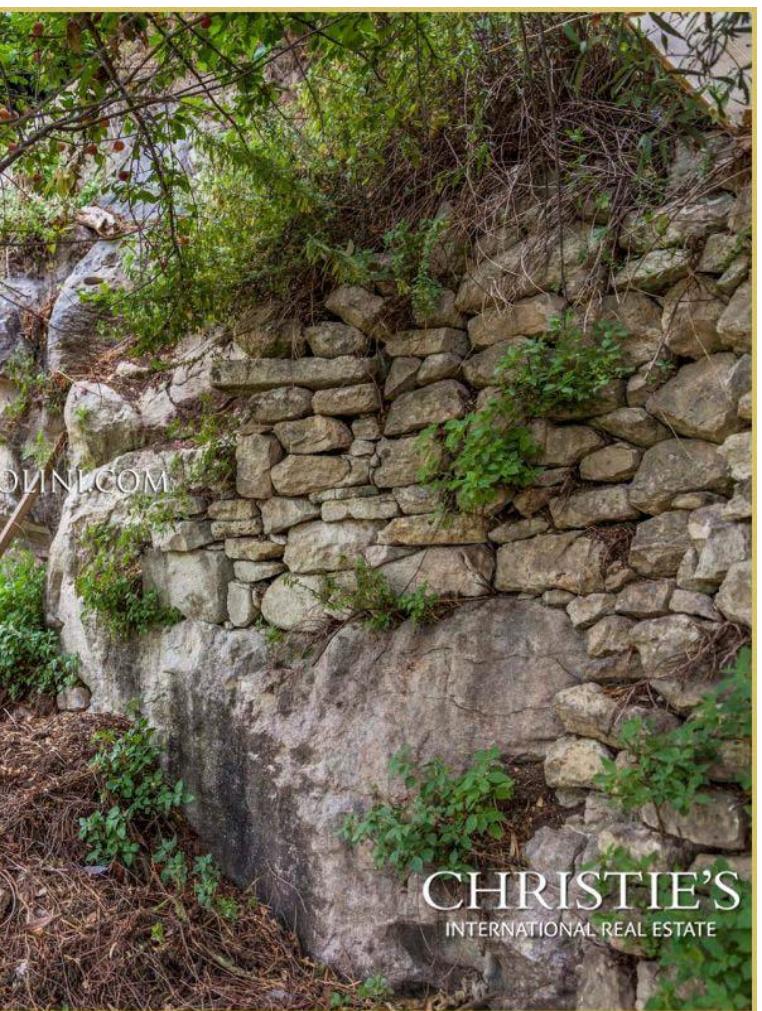
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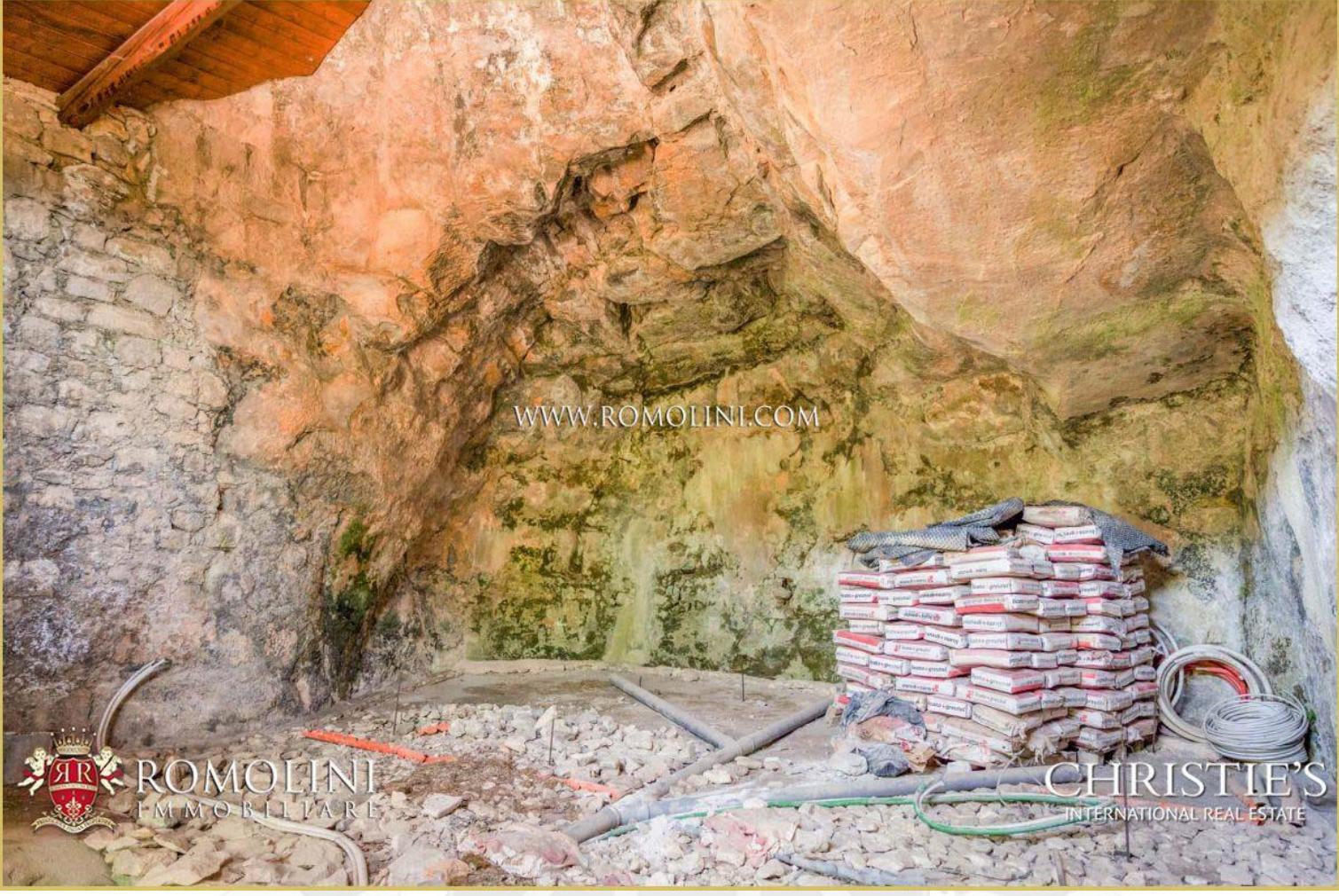
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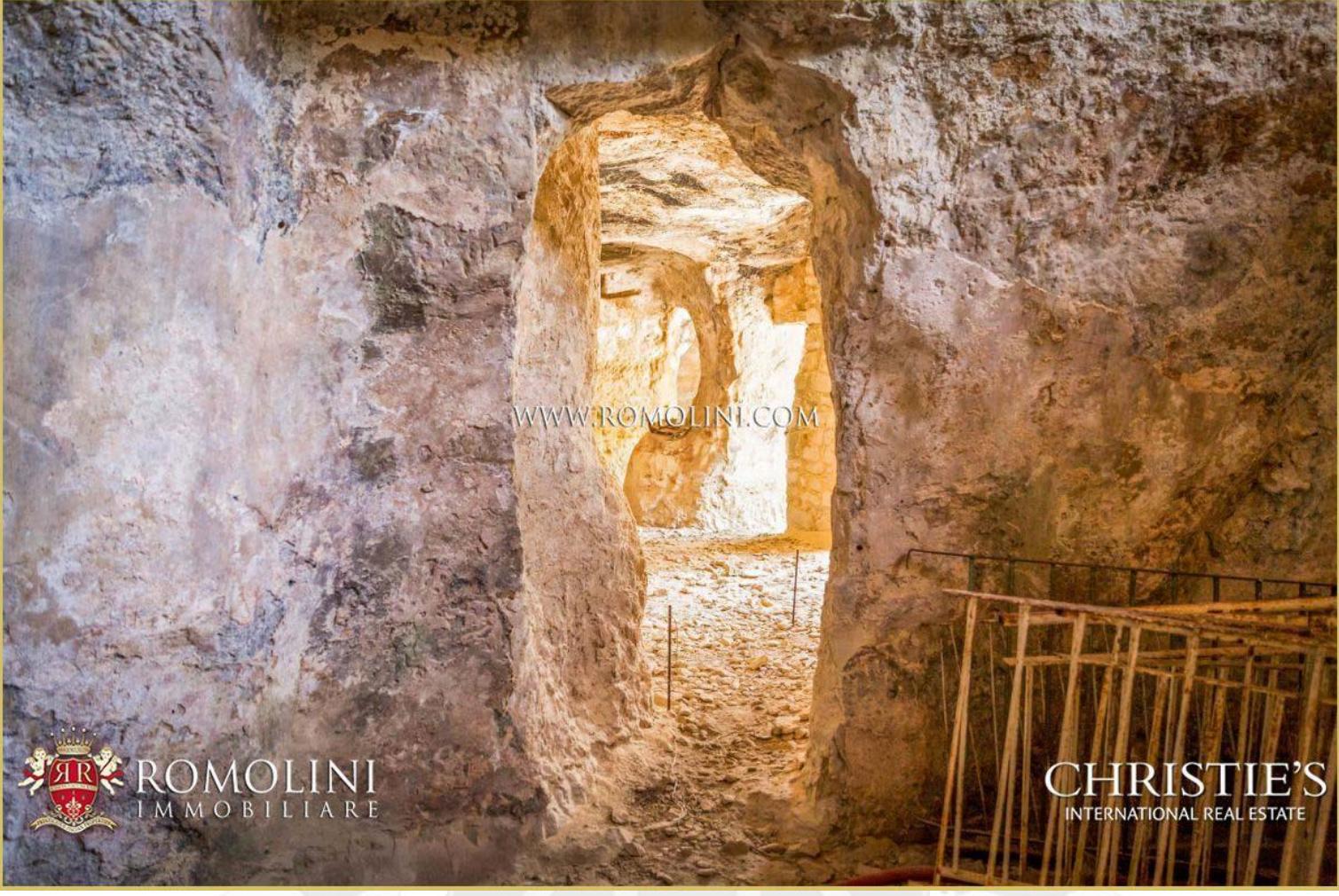
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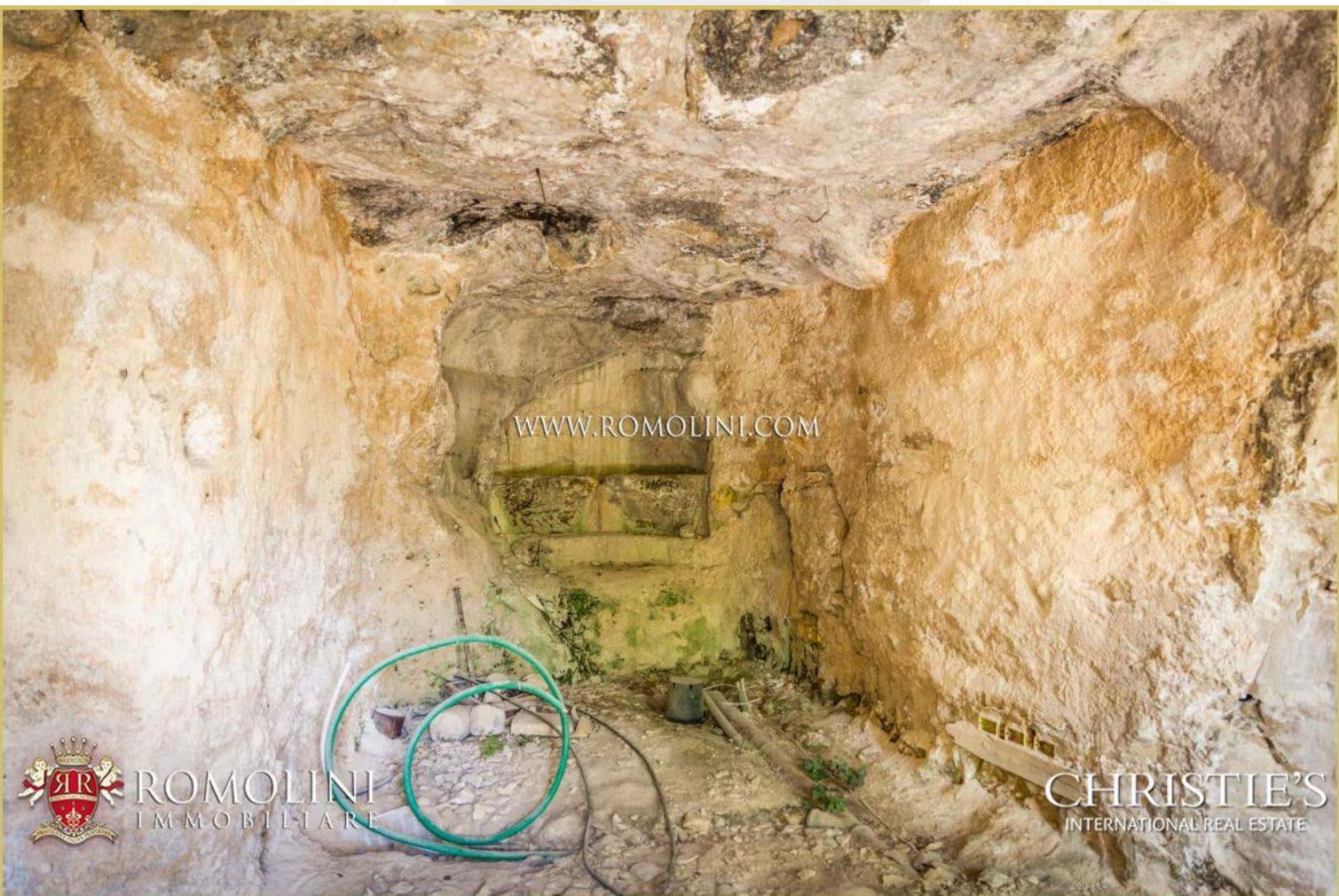


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