

ORGANIC SEA VIEW MODERN ESTATE FOR SALE IN PATTI, NORTHERN SICILY

Patti – Messina – Sicily



Interiors
1,471 m²

Bedrooms
16

Bathrooms
13

Swimming pool
14 × 7 m

Total land
3.5 ha

Vineyards
5,600 m²

Bottles of wine
800 max

Olive grove
570 trees

Oil
1,000 kg

A few kilometers from the northern coast of Sicily and the town of Patti, in the province of Messina, organic estate with Agriturismo, vineyard, and olive grove. The property is in excellent condition and has been carefully designed to offer elegant apartments (nine in total) with privacy for guests. Agricultural production has already started and currently focuses on oil, wine, and a small amount of vegetables and fruit.

SUMMARY OF THE PROPERTY

REFERENCE #: 2842 – TENUTA ADELASIA

TYPE: organic estate

CONDITIONS: restored

LOCATION: hilly, panoramic, sea view

ACCESS: excellent, paved road

INTERIORS: 1,471 square meters (15,828 square feet)

TOTAL ROOMS: 48

BEDROOMS: 16

BATHROOMS: 13

ANNEXES: several residential and agricultural buildings

MAIN FEATURES: nine guest apartments, terracotta flooring, brick arches, fireplaces, wooden beams, satellite TV, modern buildings, swimming pool, vineyards, olive grove, organic methods

EXTERIOR: 3.5 hectares (8.6 acres)

VINEYARDS: 5,600 square meters (1.4 acres)

WINE PRODUCTION: 800 bottles / year

OLIVE GROVE: 570 trees

OIL PRODUCTION: 1,000 kg / year

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 7 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 128.50 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Patti (6km; 10'), Tindari (12km; 20'), Barcellona Pozzo di Gotto (31km; 35'), Capo d'Orlando (34km; 35'), Milazzo (45km; 45'), Messina (72km; 1h 5'), Giardini Naxos (102km; 1h 20'), Taormina (105km; 1h 25'), Cefalù (105km; 1h 20'), Enna (135km; 1h 55'), Acireale (140km; 1h 45'), Catania (160km; 2h), Palermo (175km; 2h 15'), Caltanissetta (175km; 2h 20'), Siracusa (215km; 2h 45'), Agrigento (235km; 3h), Noto (245km; 3h 10')

CLOSEST AIRPORTS

Catania Fontanarossa (165km; 2h), Palermo G. Falcone & P. Borsellino (195km; 2h 30'), Comiso P. La Torre (285km; 3h 45'), Trapani V. Florio (305km; 3h 45')

TENUTA ADELASIA

A few kilometers from the northern coast of **Sicily** and the town of **Patti**, in the province of **Messina**, **organic estate** with **Agriturismo**, **vineyard**, and **olive grove**. The property is in excellent condition and has been carefully designed to offer elegant apartments (nine in total) with privacy for guests. Agricultural production has already started and currently focuses on oil, wine, and a small amount of vegetables and fruit.

The property is easily accessible via municipal roads (paved road) and is just ten minutes from Patti. The port allows boarding for the **Aeolian Islands** and the coast offers very suggestive beaches for relaxing, including that of **Tindari** dominated by an incredible sanctuary perched on the promontory.

DESCRIPTION OF THE BUILDINGS

The **main house** (605 m² – 6,510 ft², 2 bedrooms and 3 bathrooms) is the result of the renovation of an old farmhouse and includes on the ground floor beautiful relaxation rooms created from old cellars, equipped with a dedicated kitchen and service bathroom (plus various cellars in the back, very convenient for storage). Upstairs is the main residence composed of a living room, dining room, kitchen, small lounge, two bedrooms, and two bathrooms.

Next to the house is **dependance Federico** (196 m² – 2,109 ft², 6 bedrooms, and 4 bathrooms), divided into four independent apartments spread over two staggered floors.

- **Apt. N°1:** living/dining room with kitchen, two bedrooms, and bathroom;
- **Apt. N°2:** living/dining room with kitchen, bedroom, and bathroom;
- **Apt. N°3:** living/dining room with kitchen, two bedrooms, and bathroom;
- **Apt. N°4:** living/dining room with kitchen, bedroom, and bathroom.

The **dependance Ruggero** (228 m² – 2,453 ft², 5 bedrooms, and 3 bathrooms) is a two-level building hosting wine and oil processing and storages on the ground floor and three apartments.

- **Apt. N°5:** living/dining room with kitchen, two bedrooms, and bathroom;
- **Apt. N°6:** living/dining room with kitchen, two bedrooms, and bathroom;
- **Apt. N°7:** living/dining room with kitchen, bedroom, and bathroom.

The guest part of the property is completed by an **independent cottage** (74 m² – 796 ft²) consisting of a living/dining room with kitchen, two bedrooms, and a bathroom, and a **studio apartment** (22 m² – 237 ft²).

The complex also features a **beautiful panoramic 14 × 7 m swimming pool**, located higher than the other buildings and offering breathtaking views of the sea, including the Aeolian Islands and Mount Etna. The pool is equipped with **changing rooms** (30 m² – 323 ft²).

Next to the dependance Ruggero is an **agricultural annex** (56 m² – 602 ft²) housing a warehouse for finished products, a service bathroom, and a room previously used as a shelter for courtyard animals. A **spacious shed** (260 sqm – 2,798 ft²) is used to shelter cars, agricultural vehicles, and equipment used in crop work/maintenance.

EXTERIOR

The estate extends over approximately **3.5 hectares (8.6 acres)** in a hilly position with excellent sun exposure. All crops are cultivated using organic methods for high-quality products.

A large **olive grove** (about 2.0 hectares with **570 plants**) produces approximately 1,000 liters of extra virgin olive oil annually. The **vineyard** (5,600 m²) of Nero d'Avola and Trebbiano varieties yields between 500 and 600 liters of wine, aged in oak barrels directly on the farm.

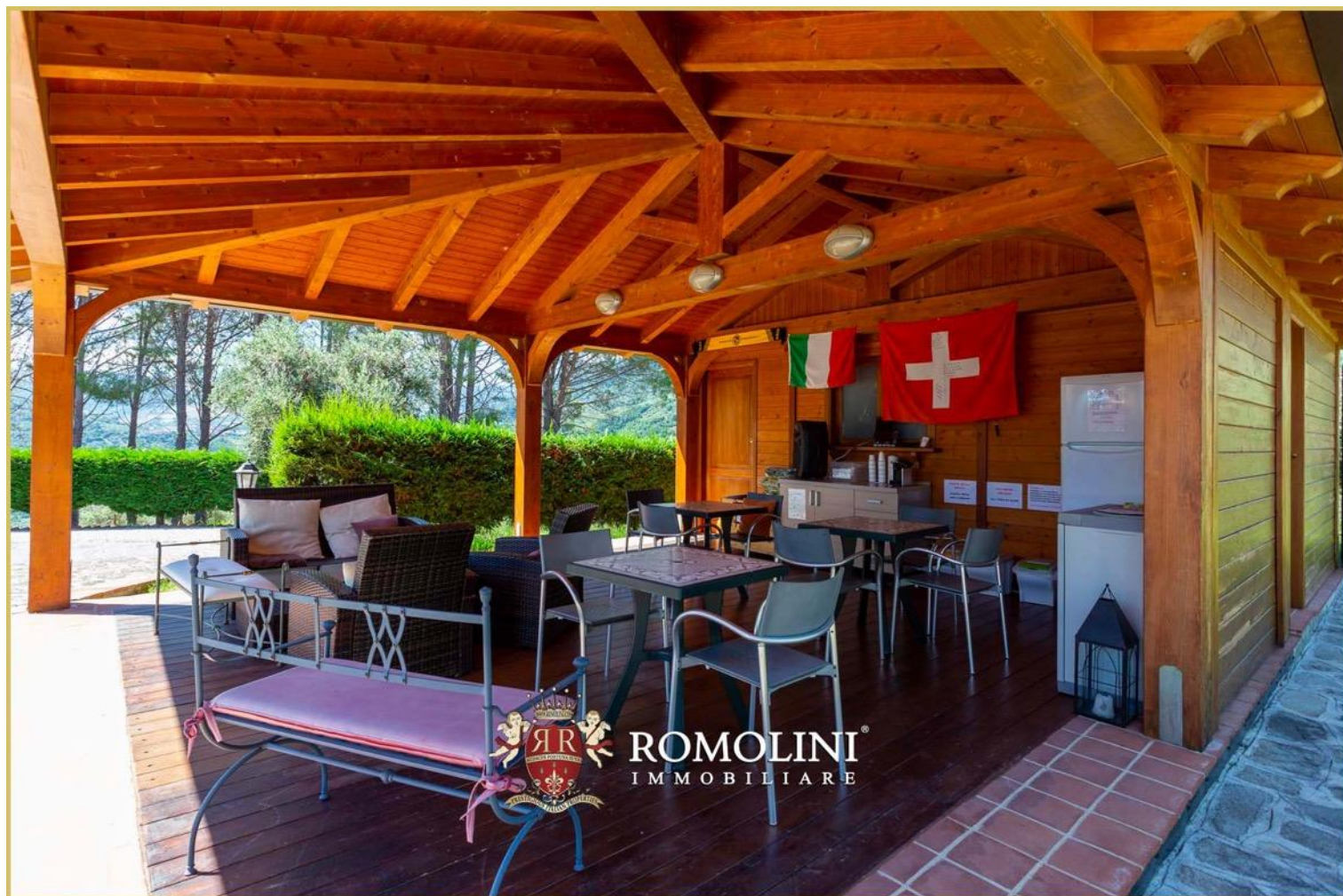


























































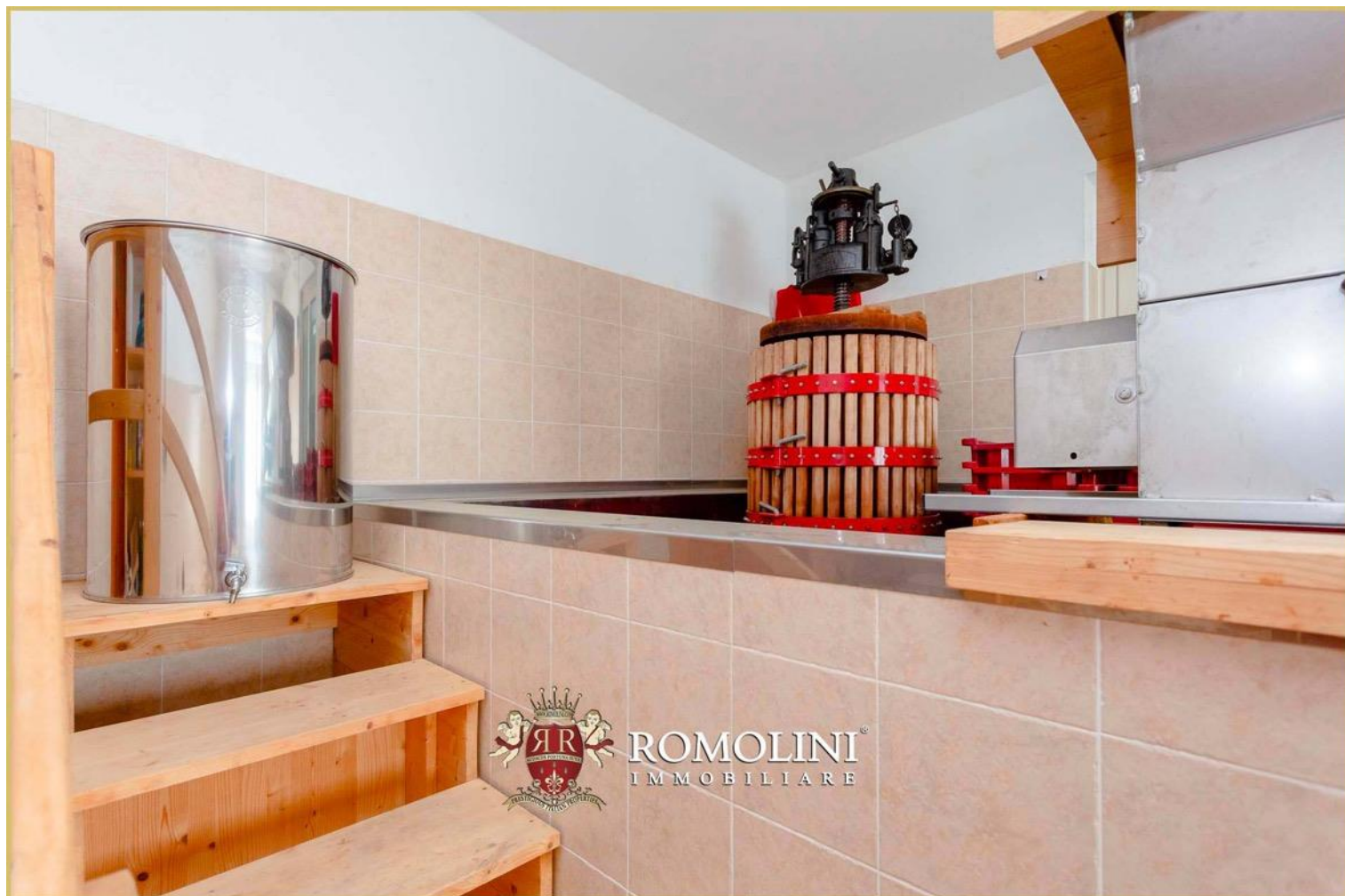




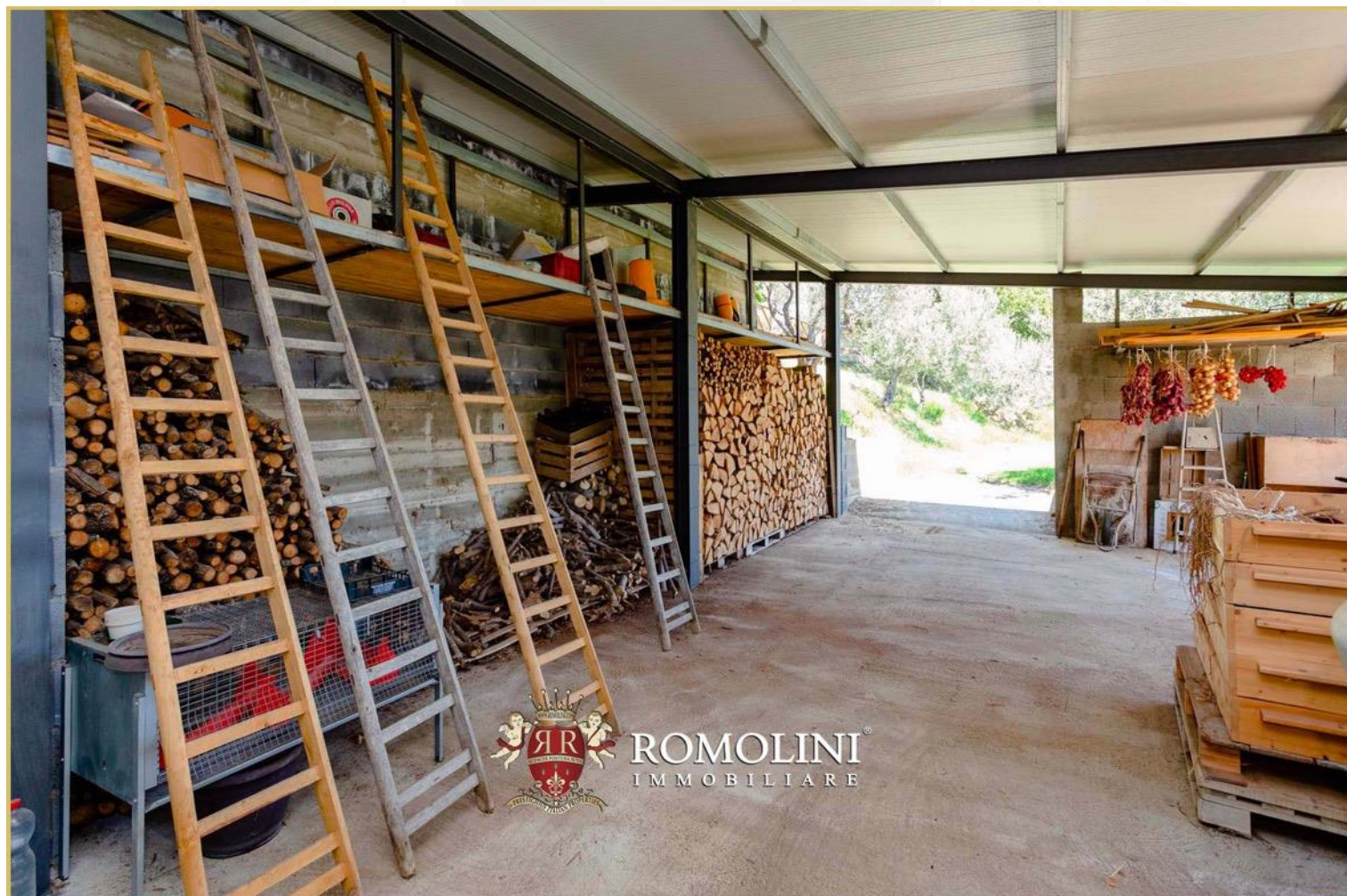
















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Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italy

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com