

Ref. 2859 – **TENUTA BIOLOGICA PALERMO**

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ORGANIC ESTATE WITH AGRITURISMO FOR SALE IN PALERMO, 20' FROM THE SEA, SICILY

Palermo – Palermo – Sicily



Interiors
2,440 m²

Bedrooms
19

Bathrooms
20

Swimming pool
15 × 7.5 m

Total land
6.6 ha

Olive grove
1.8 ha

In the hills of Palermo, near Piana degli Albanesi and about half an hour from the sea, organic farm with Agriturismo and riding stables for sale. The farm stretches in its entirety for about 6.6 hectares located on a slight hillside and focuses its activities on oil production and hosting guests.

SUMMARY OF THE PROPERTY

REFERENCE #: 2859 – TENUTA BIOLOGICA PALERMO

TYPE: organic estate

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 2,440 square meters (26,255 square feet)

TOTAL ROOMS: 35

BEDROOMS: 19

BATHROOMS: 20

ANNEXES: horse stables, barn, storage

MAIN FEATURES: Agriturismo, wellness center, restaurant, horse stables, organic methods, garden, swimming pool, olive grove, fruit trees, video-surveillance, photovoltaic system

EXTERIOR: 6.6 hectares (16.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 15 × 7.5 m

ELECTRICITY: already connected + photovoltaic system (20 kW)

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas + solar panel

ENERGY CERTIFICATE:  (EP_{gl, nren} = 23.00 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Towns with services (2km; 5'), Piana degli Albanesi (7km; 10'), Monreale (18km; 30'), Ficuzza (20km; 30'), Palermo (20km; 30'), Alcamo (53km; 1h), Termini Imerese (54km; 50'), Castellammare del Golfo (64km; 1h 10'), Sambuca di Sicilia (70km; 1h 5'), Cefalù (84km; 1h 10'), Trapani (104km; 1h 30'), Marsala (122km; 1h 50'), Agrigento (129km; 2h 10')

CLOSEST AIRPORTS

Palermo Falcone & Borsellino (47km; 45'), Trapani V. Florio (109km; 1h 30'), Catania V. Bellini (222km; 2h 35'), Comiso P. La Torre (247km; 3h 10')

TENUTA BIOLOGICA PALERMO

In the hills of **Palermo**, near **Piana degli Albanesi** and about half an hour from the **sea**, **organic farm** with **Agriturismo** and **riding stables** for sale. The farm stretches in its entirety for about **6.6 hectares** located on a slight hillside and focuses its activities on oil production and hosting guests.

The **farmhouse** (1,000 m² – 10,760 ft², 19 bedrooms and 20 bathrooms) is a large building arranged on three floors served by an elevator. The facility includes sixteen air-conditioned rooms, eighteen bathrooms, restaurant (80 seats plus outdoor seating in summer) with pizzeria, lounge bar, billiard room, wellness center with hammam and Finnish sauna and various pantries and storerooms, and finally accommodation for janitors (3 bedrooms and 2 bathrooms).

The property is served by a **20-kW photovoltaic system** with accumulators and solar panels for hot water and is equipped with a video surveillance system to ensure privacy and security.

Other buildings include a **barn** (180 m² – 1,937 ft²), a **warehouse for packing** (180 m² – 1,937 ft²), and a riding arena (1,000 m² – 10,760 ft²) with horse stalls and ancillary rooms.

In the garden are a **15 × 7.5 m heated swimming pool** with solarium, a covered **gazebo** (80 m² – 861 ft²) used as a gym, and ample parking for guests.

There are also plans to submit an **expansion project** to build eight prefabricated bungalows (which would add twenty beds to the accommodation business).

EXTERIOR

The favorable climate and prevailing northwest exposure leave room for the use of tree crops such as olives, seasonal fruits and nuts, as well as several extensive herbaceous crops used in organic animal husbandry, which is currently represented on the farm by four horses used for recreational purposes, as an activity related to Agriturismo. Part of the farm, on the other hand, is represented by soils characterized by a strong presence of rocky outcrops, which are not suitable for cultivation.

The farm, despite the small area used to olive cultivation (1.8 ha), manages to achieve interesting yields: the olives are then processed in a local mill, about 5 km away from the property.

The estate is largely fenced with wire mesh (1.75 m) and the road system is marked by wooden fences with five car accesses for all eventualities.















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