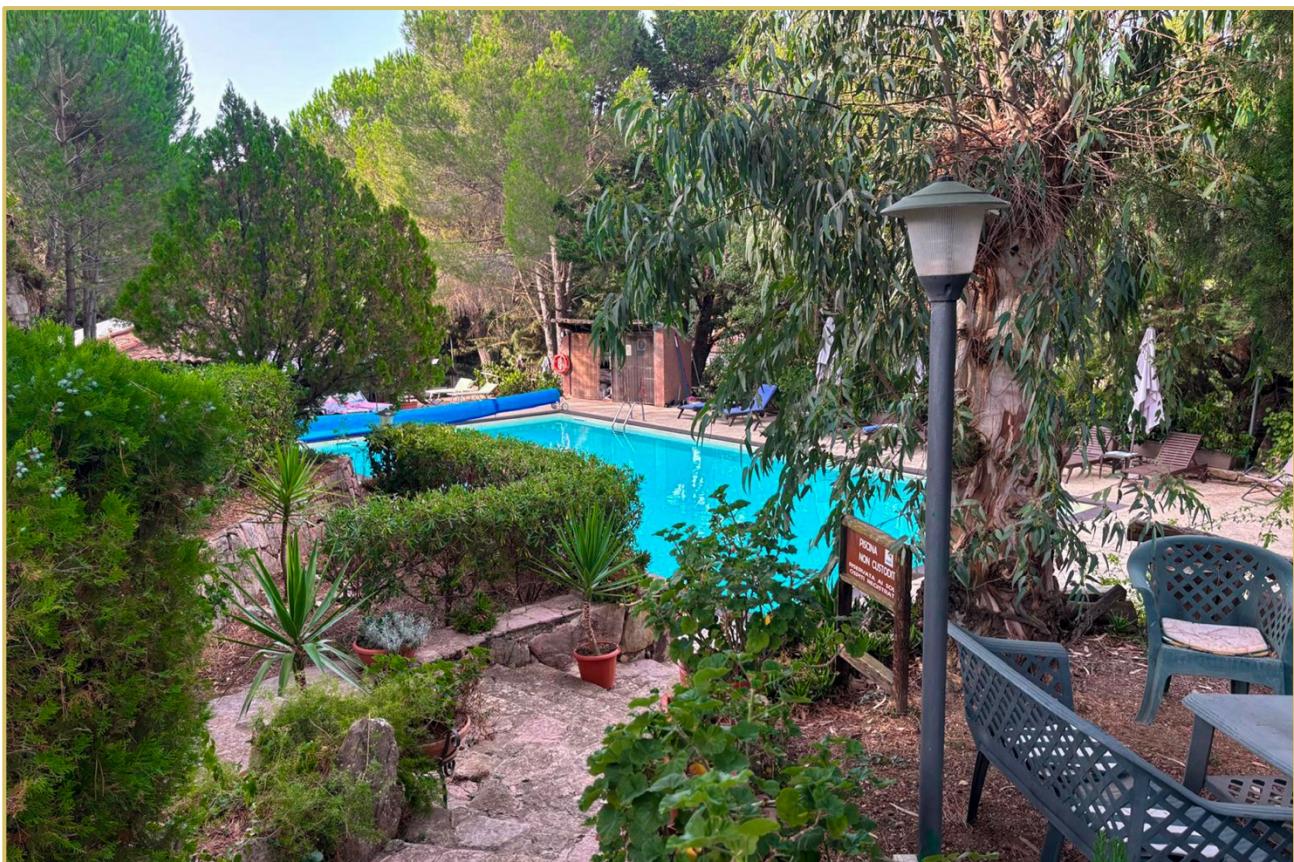


Ref. 2859 – TENUTA BIOLOGICA PALERMO

[www.romolini.com/en/2859](http://www.romolini.com/en/2859)

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

Palermo – Palermo – Sicily



**Interiors**  
2,440 m<sup>2</sup>

**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<sub>gl, nren</sub> = 23.00 kWh/m<sup>2</sup>year)

**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 m<sup>2</sup> – 10,760 ft<sup>2</sup>, 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 m<sup>2</sup> – 1,937 ft<sup>2</sup>), a **warehouse for packing** (180 m<sup>2</sup> – 1,937 ft<sup>2</sup>), and a riding arena (1,000 m<sup>2</sup> – 10,760 ft<sup>2</sup>) with horse stalls and ancillary rooms.

In the garden are a **15 x 7.5 m heated swimming pool** with solarium, a covered **gazebo** (80 m<sup>2</sup> – 861 ft<sup>2</sup>) 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.

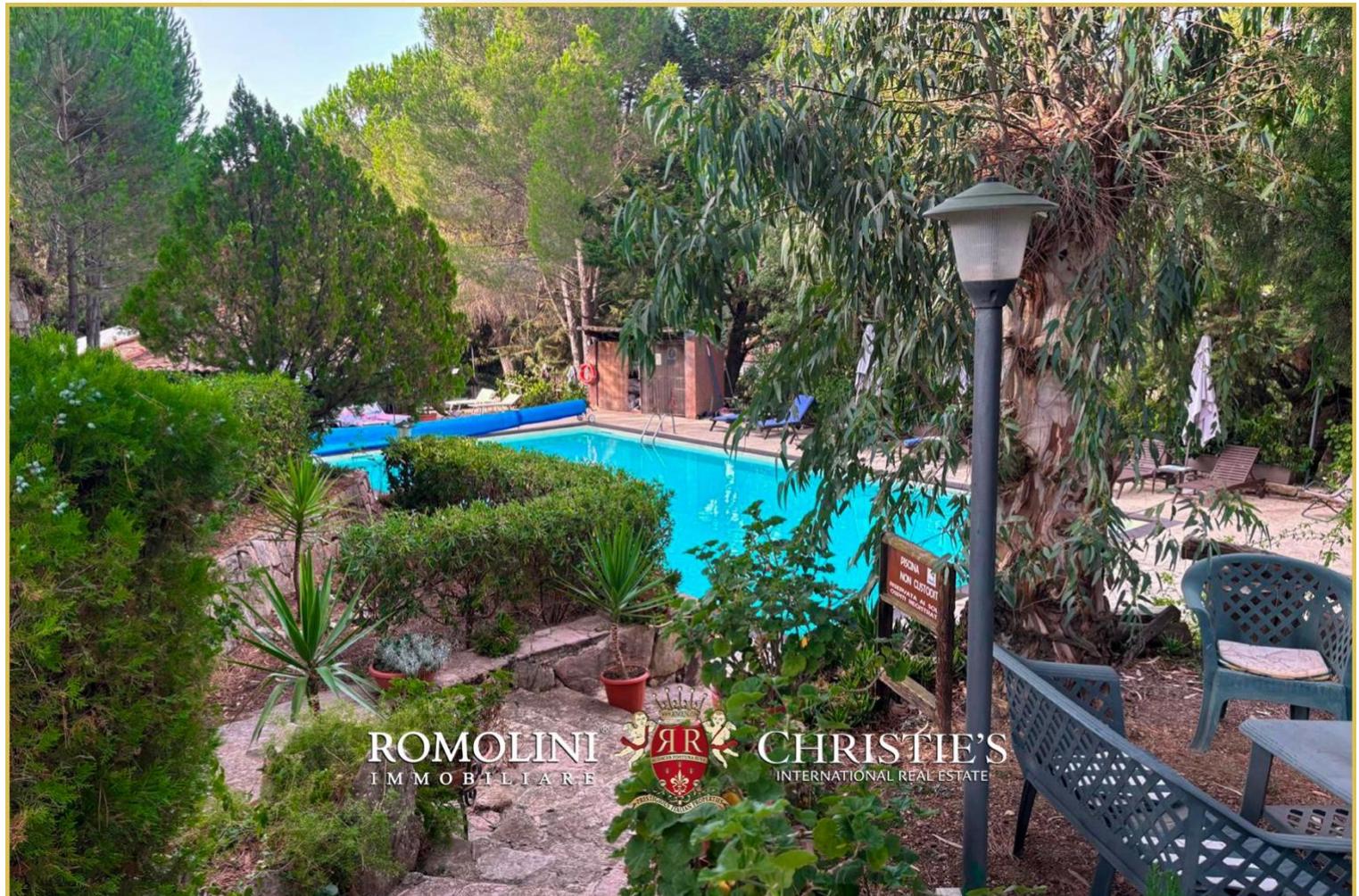
The estate is largely fenced with wire mesh (1.75 m) and the road system is marked by wooden fences with five car accesses for all eventualities.



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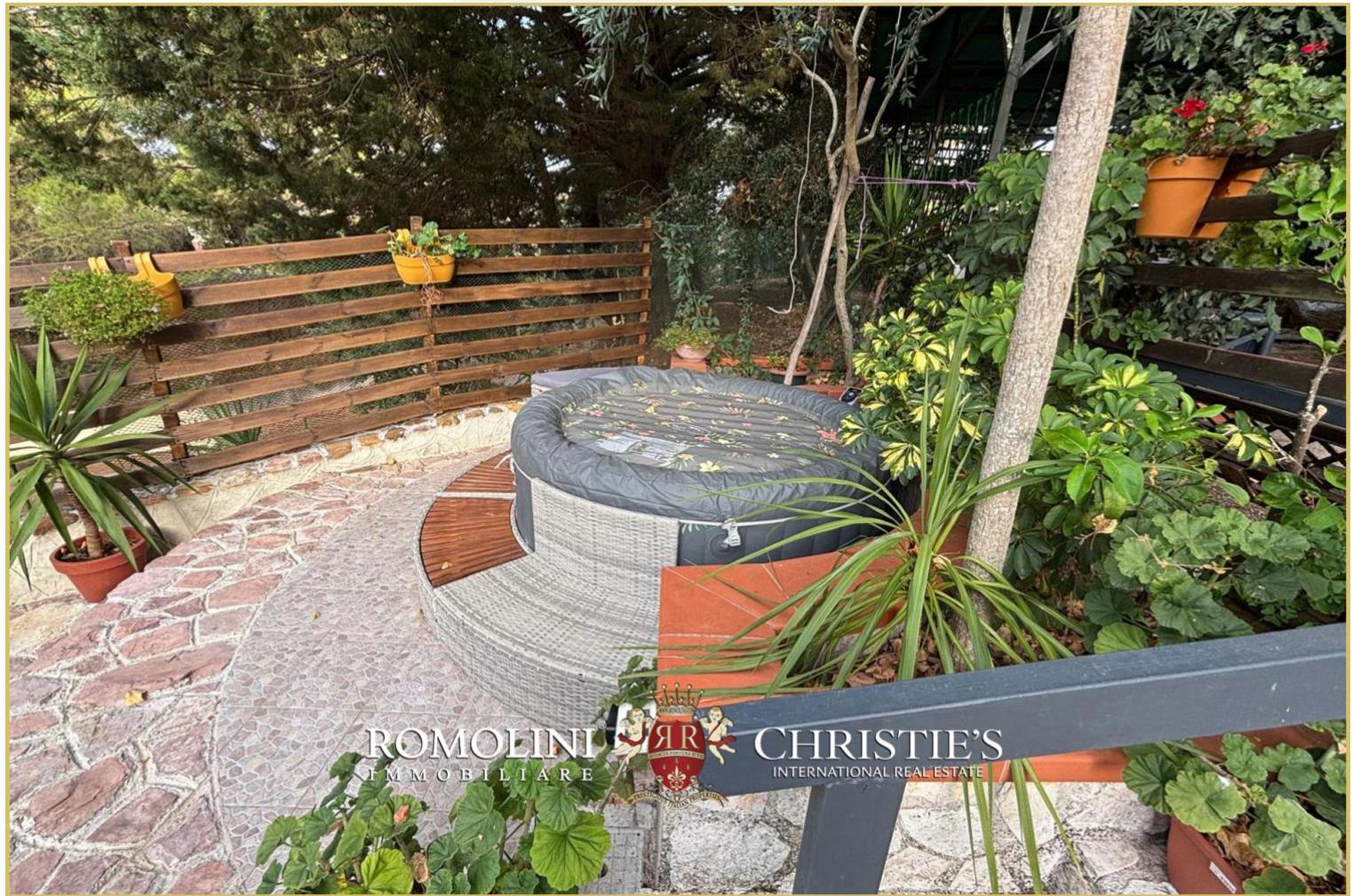
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