

Ref. 2872 – TENUTA CATTOLICA

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ESTATE WITH 16.6 HA OF VINEYARDS FOR SALE JUST 10' FROM THE SEA, CATTOLICA ERACLEA

Cattolica Eraclea – Agrigento – Tuscany



Interiors 631 m ²	Bedrooms 7 (up to 8)	Bathrooms 7 (up to 8)
Total land 23.9 ha	Vineyards 16.6 ha	Olive grove 2.8 ha

Just 1 km from the sea of Sicily, near the Foci de Platani and Torre Salsa natural reserves, farm for sale. The main house (511 m² – 5,498 ft², 7 bedrooms and 7 bathrooms) dates back to the 1930s and was initially a very simple building with a rectangular plan. Over the years the structure was then expanded and modernized to its present appearance. The property covers a total area of about 23.9 hectares (59.2 acres) placed on a gentle hillside.

SUMMARY OF THE PROPERTY

REFERENCE #: 2872 – TENUTA CATTOLICA

TYPE: rural estate

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: private road

INTERIORS: 631 square meters (6,789 square feet)

TOTAL ROOMS: 21

BEDROOMS: 7 (up to 8)

BATHROOMS: 7 (up to 8)

ANNEXES: warehouse, sheds

MAIN FEATURES: exposed wooden beams, terracotta floors, wooden doors and fixtures, sheds, carport, paved courtyard, vineyards, olive grove

EXTERIOR: 23.9 hectares (59.2 acres)

VINEYARDS: 16.6 hectares (41.0 acres)

OLIVE GROVE: 2.8 hectares (6.9 acres)

GARDEN: yes, around the house

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (9 km; 15'), Agrigento (35km; 50'), Porto Empedocle (25 km; 35'), Sciacca (35km; 40'), Selinunte (65 km; 1h,5'), Palermo (130km; 1h 50'), Sambuca di Sicilia (60km; 1h), Marsala (110 km; 1h 50'), Menfi (50km; 50'), Catania (191km; 2h 30'), Siracusa (242km; 3h)

CLOSEST AIRPORTS

Catania Fontanarossa (189km; 2h 25'), Palermo Falcone e Borsellino (152km; 1h 50'), Trapani Vincenzo Florio (120km; 1h 50'), Comiso Pio La Torre (145km; 2h 30')

TENUTA CATTOLICA

Just 1 km from the sea of **Sicily**, near the **Foci de Platani** and **Torre Salsa** natural reserves, farm for sale. The **main house** (511 m² – 5,498 ft², 7 bedrooms and 7 bathrooms) dates back to the 1930s and was initially a very simple building with a rectangular plan. Over the years the structure was then expanded and modernized to its present appearance. The building is divided into three residential units in need of minor modernization and finishing:

- **Apt. A:** entrance hall, living room with dining room, eat-in kitchen, four bedrooms, four bathrooms and laundry room;
- **Apt. B:** living room with dining area and open kitchen, two bedrooms and two bathrooms;
- **Apt. C:** living room with kitchenette, bathroom and bedroom.

A warehouse and storage room with huge oven and outdoor shower complete the property.

The house then has a large agricultural **warehouse** (120 m² – 1,291 ft²) and **two sheds**, very convenient as shelter for cars and/or work tools.

EXTERIOR

The property covers a total area of about **23.9 hectares (59.2 acres)** placed on a gentle hillside. Surrounding the buildings is the **garden** (6,600 m²) while much of the farmland is covered by **vineyards** (16.6 ha) of Cabernet Sauvignon, Catarratto, Chardonnay, Grillo, Petit Verdot, Pinot Grigio and Syrah varieties.

The estate also includes an **olive grove** (2.8 ha) planted several decades ago and already productive. The rest of the estate is covered by arable land and woods (3.8 ha).





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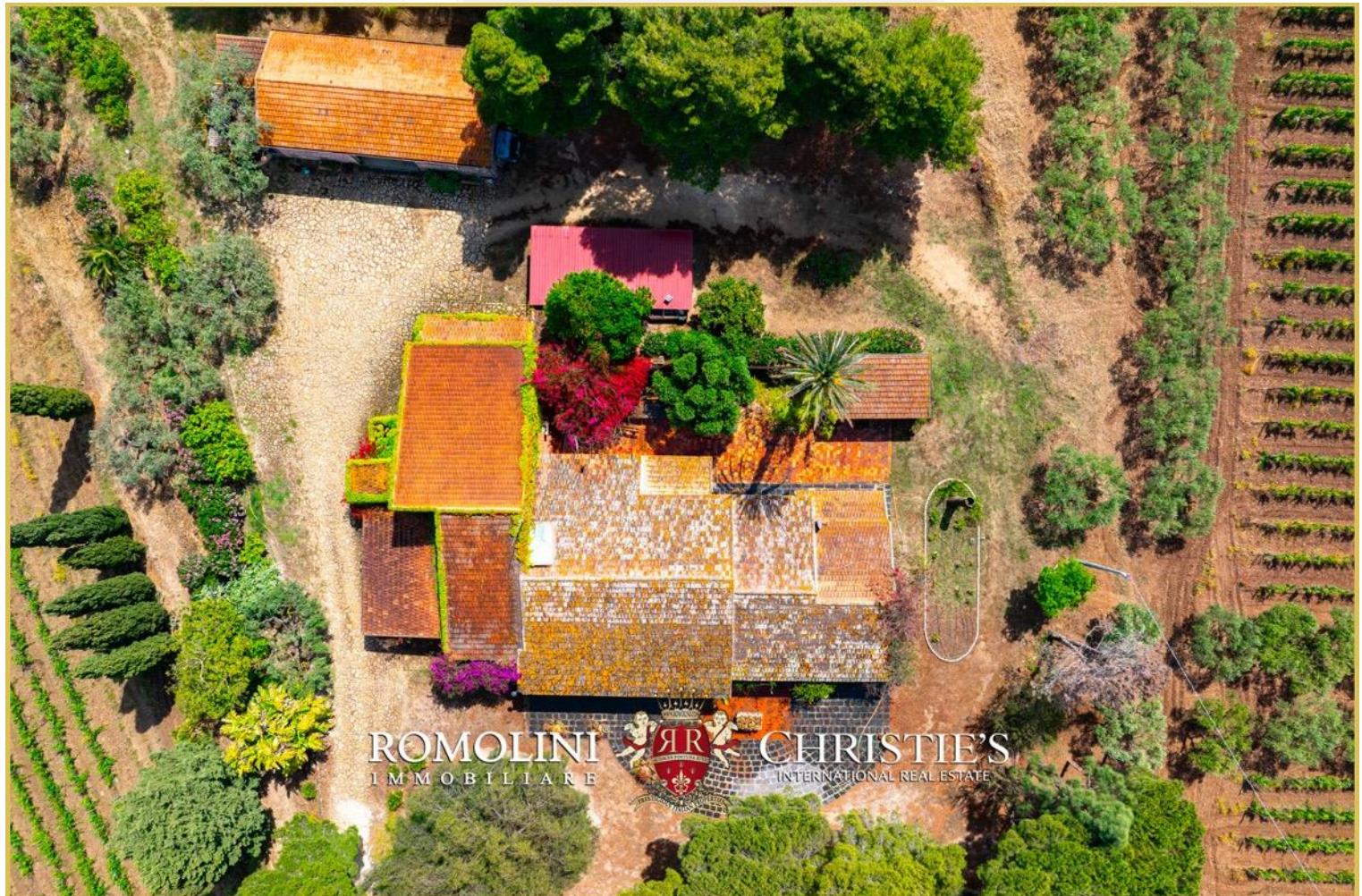
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