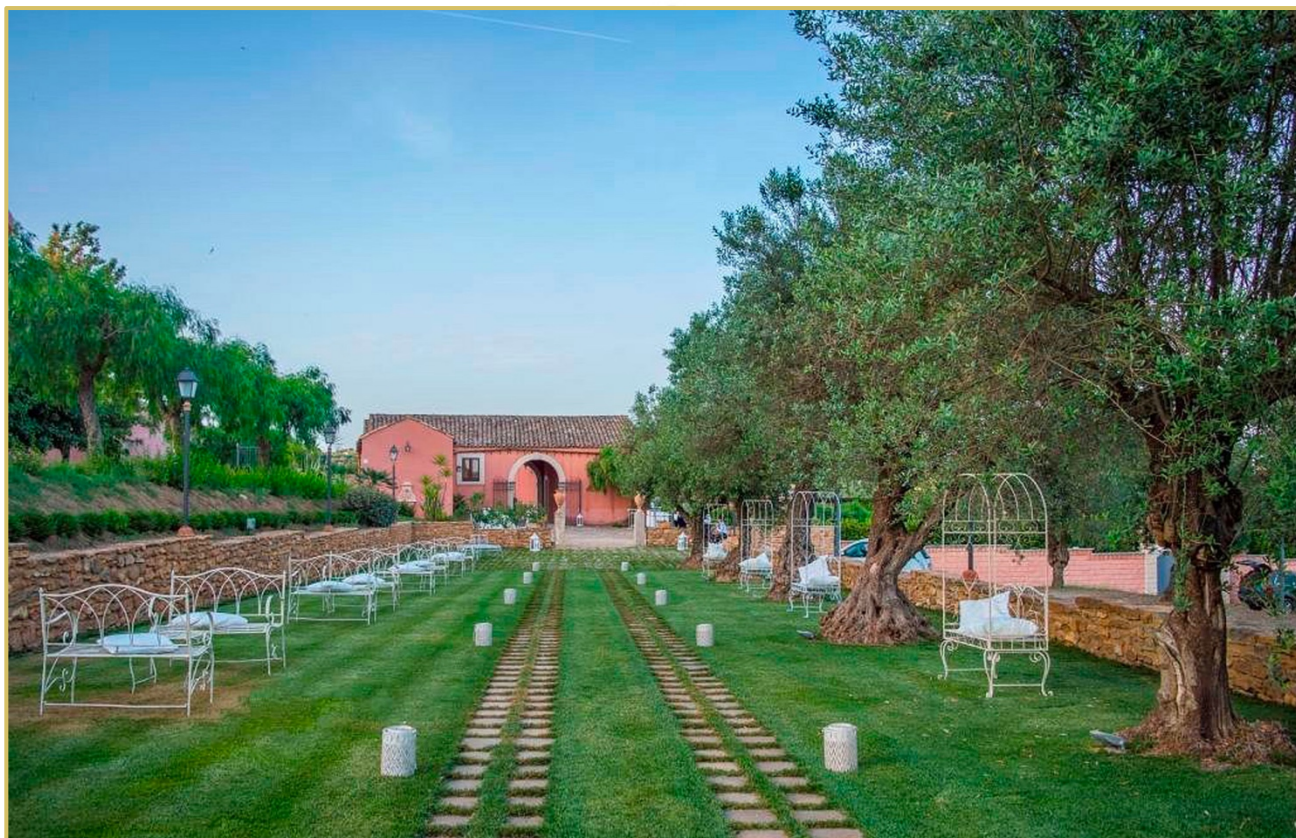


## **AGRITURISMO WITH WELLNESS CENTER AND VINEYARDS FOR SALE IN CALTAGIRONE, SICILY**

**Caltagirone – Catania – Sicily**



**Interiors**  
1,600 m<sup>2</sup>

**Bedrooms**  
10+

**Bathrooms**  
12+

**Swimming pool**  
18 x 10 m

**Total land**  
20.1 ha

**Vineyards**  
6.1 ha

This elegant rural casa padronale (country house) is set within the hills of southeastern Sicily. Positioned between 425 and 450 meters above sea level, the estate overlooks terraced fields supported by historic dry-stone walls and lies near the protected Bosco di Santo Pietro Mediterranean reserve. Carefully restored and expanded, the property combines historic architecture, modern amenities, and high-value agricultural land, creating a perfect balance between tradition and contemporary rural living.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2878 – TENUTA CALTAGIRONE

**TYPE:** Agriturismo

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 1,600 square meters (17,216 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 10+

**BATHROOMS:** 12+

**ANNEXES:** several residential and agricultural buildings

**MAIN FEATURES:** stone and brick walls, wooden beams, former *palmento*, restaurant, wellness center, vineyards, olive grove, garden, swimming pool, parking area

**EXTERIOR:** 20.1 hectares (49.7 acres)

**VINEYARDS:** 6.1 hectares (15.1 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 18 × 10 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Caltagirone (13km; 20'), Ragusa (48km; 1h), Gela (51km; 50'), Piazza Armerina (55km; 55'), Catania (76km; 1h 25'), Licata (80km; 1h 25'), Noto (87km; 1h 30'), Caltanissetta (99km; 1h 30'), Siracusa (103km; 1h 30'), Avola (119km; 1h 40'), Agrigento (13km; 2h)

## CLOSEST AIRPORTS

Comiso P. La Torre (28km; 35'), Catania Fontanarossa (73km; 1h 5'), Palermo G. Falcone & P. Borsellino (247km; 3h)

## TENUTA CALTAGIRONE

This elegant **rural casa padronale** (country house) is set within the hills of southeastern **Sicily**. Positioned between 425 and 450 meters above sea level, the estate overlooks terraced fields supported by historic dry-stone walls and lies near the protected **Bosco di Santo Pietro Mediterranean reserve**.

Carefully restored and expanded, the property combines historic architecture, modern amenities, and high-value agricultural land, creating a perfect balance between tradition and contemporary rural living.

The property is conveniently located just a 15' drive from **Caltagirone**, where there are three supermarkets (*Lidl, Eurospin, Incoop*), schools (from kindergarten to middle school), and the train station connecting to the whole of **Sicily**. The nearest cities are Ragusa (1 hour), Gela (50 minutes), Noto (1 hour 30 minutes), Syracuse (1h 30'), and Agrigento (2h). The nearest airport is Comiso (35'), but Catania (1h) is also very convenient.

## DESCRIPTION OF THE BUILDINGS

The estate includes a beautifully restored ensemble of rural buildings totaling 1,600 m<sup>2</sup>, thoughtfully designed to host guests, events, and wellness experiences, while maintaining the charm of traditional Sicilian architecture.

The **reception and office area** (91 m<sup>2</sup> – 979 ft<sup>2</sup>) serve as the welcome point for guests and includes administrative offices and technical facilities.

Located within the main country house, the **guesthouse accommodation** (299 m<sup>2</sup> – 3,217 ft<sup>2</sup>) offers eight tastefully furnished rooms, each with a private bathroom and authentic rural finishes.

Housed in a converted historic *palmento* (wine press building), the **restaurant** (235 m<sup>2</sup> – 2,529 ft<sup>2</sup>) features a professional kitchen, elegant dining space, and service areas.

An expansive space formerly used as a **wine cellar** (359 m<sup>2</sup> – 3,863 ft<sup>2</sup>) has been transformed into a welcoming **tasting area**, complete with a bar, lounge, and kitchen, ideal for wine tourism and private events.

The **wellness center** (263 m<sup>2</sup> – 2,830 ft<sup>2</sup>) is a full-service spa experience offering a sauna, Turkish bath, emotional showers, an ice fountain, a 7-seat hydromassage Jacuzzi, an indoor heated pool, two massage rooms, and gender-specific changing rooms.

The **Museum of Rural Civilization** (73 m<sup>2</sup> – 785 ft<sup>2</sup>) is a dedicated space that highlights the region's agricultural and cultural heritage, equipped with guest restrooms.

Currently awaiting renovation, the **multipurpose room** (280 m<sup>2</sup> – 3,013 ft<sup>2</sup>) offers excellent potential for additional accommodations, a conference room, or creative retreat facilities.

## EXTERIOR

The buildings are immersed in a **5,700-m<sup>2</sup> park** that includes beautiful gardens, a **200-m<sup>2</sup> swimming pool** and a convenient parking area.

The agricultural part of the estate covers a total surface of **20.0 hectares (49.4 acres)**: most of the property is covered in **agricultural fields** (14.0 ha) with olive trees and cereal cultivation. The **vineyards** (6.1 ha) includes typically Sicilian varieties such as Nero d'Avola, Frappato and Cerasuolo di Vittoria vines.









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