

Ref. 2895 – **VILLA STORICA LIPARI**

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SEA VIEW PERIOD VILLA WITH GARDEN FOR SALE IN LIPARI, AEOLIAN ISLANDS, SICILY

Lipari – Messina – Sicily



Interiors
373 m²

Bedrooms
4

Bathrooms
3

Total land
4,100 m²

Swimming pool
10 x 5 m

In a panoramic position on the island of Lipari, in the archipelago of the Aeolian Islands, less than 100 m from the sea, historic villa with garden for sale. The property enjoys a privileged location due to its proximity to the historic center of Lipari with its characteristic alleys and the famous beach of Porto della Genti (better known as Portinenti). The villa is also just over a kilometer from the port of Lipari, from where ferries to Sicily depart regularly.

SUMMARY OF THE PROPERTY

REFERENCE #: 2895 – VILLA STORICA LIPARI

TYPE: period villa

CONDITIONS: habitable

LOCATION: panoramic, sea view

ACCESS: excellent, paved road

INTERIORS: 373 square meters (4,013 square feet)

TOTAL ROOMS: 11

BEDROOMS: 4

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: terracotta flooring, wooden beams, moldings, porch, paved courtyard, panoramic terrace, garden, citrus grove, access by car

EXTERIOR: 4,100 square meters (1.0 acre)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m (above ground)

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

With the exception of the services available on the island of Lipari, the other towns can be reached by ferry departing from the nearby port (travel times are approximate and also include any distance to be covered by car once disembarked)

Closest services (500m; 2'), Vulcano (50'), Stromboli (2h 10'), Milazzo (2h 30'), Messina (3h), Gioiosa Marea (3h 15'), Capo d'Orlando (3h 20'), Taormina (3h 40'), Catania (4h), Cefalù (4h 10'), Syracuse (4h; 45'), Palermo (4h 50')

CLOSEST AIRPORTS

Reggio Calabria T. Minniti (1h 5'), Catania Fontanarossa (4h 10'), Palermo G. Falcone & P. Borsellino (5h), Comiso P. La Torre (5h 15')

VILLA STORICA LIPARI

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The **villa** (373 m², 4 bedrooms and 3 bathrooms) is structured on two levels.

- **Ground floor:** living room, kitchen with original oven, study, bedroom with exit to the porch, laundry, storage rooms and tool shed. In the courtyard to the side of the house, protected by a porch, are the old tools for pressing olives and grapes (including an original masonry millstone) that were part of the property.
- **First floor:** three bedrooms (all with balconies, two with access to the panoramic terrace) and two bathrooms. From the terrace there is a breathtaking view of the sea, Portinente beach, Monte Rosa and the Cathedral of St. Bartholomew.

The building is in habitable condition: finishes include original period floors and solid wood fixtures with double glazing that ensure good energy efficiency. The mansion dates back to the late eighteenth century and is protected by **Decree of the Assessor of Cultural and Environmental Heritage** of the Region of Sicily.

EXTERIOR

The **4,100-m² Mediterranean garden** is dotted with ornamental plants (palms, olive trees, pines) and also includes a small **citrus/fruit orchard** with orange, lemon, almond, walnut, tangerine and mulberry trees. A few meters from the house, in the middle of the garden, is the **10 × 5 m above-ground swimming pool**.

Water supply is provided by **two cisterns** fed by the municipal aqueduct (one intended for irrigation, the other for drinking water for the house).

The house has **two separate entrances**: a pedestrian-only one at the front with a paved driveway through the garden, and a driveway located instead at the rear of the structure.



















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