

LUXURY VILLA WITH WINERY AND VINEYARDS FOR SALE IN RAGUSA, SICILY

Ragusa – Ragusa – Sicily



Interiors
775 m²

Bedrooms
5

Bathrooms
5

Swimming pool
19 × 4 m

Total land
10.5 ha

Vineyards
7.0 ha

Bottles of wine
60,000 max

Set across 10 hectares of picturesque countryside in southern Sicily, this remarkable estate combines refined living, advanced winemaking infrastructure, and sweeping panoramic views. Of the total land, 7 hectares are cultivated with vines, offering both a luxurious private retreat and a thriving wine business with an estimated production capacity of up to 60,000 bottles per year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2985 – WINE ESTATE SICILY

TYPE: wine estate

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 775 square meters (8,339 square feet)

TOTAL ROOMS: 30

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: no

MAIN FEATURES: stone walls, wooden beams, travertine floors, original fireplace, villa with guest bedrooms, wine cellar, paved courtyard, swimming pool, DOC vineyard

EXTERIOR: 10.5 hectares (25.9 acres)

VINEYARDS: 7.4 hectares (18.3 acres)

WINE PRODUCTION: 60,000 bottles / year

GARDEN: yes, around the buildings

SWIMMING POOL: 19 × 4 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: private wells

TELEPHONE: already connected

ADSL: yes

GAS: no, all electric

ENERGY CERTIFICATE: **A2** (EP_{gl, nren} = 108.77 kWh/m²year)

HEATING SYSTEM: heat pump

CLOSEST CITIES AND TOWNS

Pedalino (4km; 5'), Comiso (10km; 15'), Vittoria (11km; 15'), Ragusa (26km; 30'), Marina di Ragusa (34km; 45'), Caltagirone (35km; 45'), Gela (40km; 45'), Pozzallo (62km; 1h), Augusta (87km; 1h 20'), Catania (89km; 1h 25'), Noto (89km; 1h 20'), Avola (97km; 1h 20'), Agrigento (114km; 2h), Siracusa (115km; 1h 30')

CLOSEST AIRPORTS

Comiso P. La Torre (3km; 5'), Catania Fontanarossa (84km; 1h 20'), Palermo G. Falcone & P. Borsellino (259km; 3h 20'), Trapani V. Florio (340km; 4h 10')

WINE ESTATE SICILY

Set across **10 hectares** of picturesque countryside in southern **Sicily**, this remarkable **estate** combines refined living, **advanced winemaking infrastructure**, and sweeping **panoramic views**. Of the total land, 7 hectares are cultivated with vines, offering both a luxurious private retreat and a thriving wine business with an estimated production capacity of up to **60,000 bottles per year**.



This property represents a unique opportunity to own a fully integrated vineyard estate that unites luxury living, architectural elegance, and high-quality wine production. It is equally suited as a private residence, a boutique winery, or a hospitality venture in one of Italy's most desirable wine regions.

The estate is located within the renowned **Vittoria DCG region**, just 10 minutes from **Comiso** and its airport, and approximately 30 minutes from the coast. Ideally positioned between the **Hyblean plateau** and the **sea**, the estate enjoys proximity to some of southeastern Sicily's most sought-after destinations, including Ragusa, Modica, and Catania. The surrounding landscape offers a rare combination of tranquility, accessibility, and natural beauty.

DESCRIPTION OF THE HOUSES

The main residence is a beautifully renovated home that blends timeless elegance with contemporary comfort. It offers four spacious en-suite bedrooms, including an impressive master suite of approximately 80 m² with its own terrace. The interiors feature a striking double-height living area centered around a historic fireplace imported from a French chateau, alongside a second seating area overlooking the citrus garden and pool. The open-plan kitchen and dining space is fitted with bespoke cabinetry and high-end appliances, designed to combine functionality with understated luxury. Throughout the home, travertine flooring, *Crittall*-style windows, and an integrated under-floor heating and cooling system create a harmonious and sophisticated atmosphere. A private courtyard, shaded and serene, is adorned with terracotta planters, an ancient olive tree, and a Venetian fountain, seamlessly connecting indoor and outdoor living.

Across the courtyard, the guest house provides a charming and independent retreat. Renovated in

a refined transitional style, it features an open-plan living and dining area with fireplace, a well-appointed kitchen, and a bedroom with en-suite bathroom and walk-in wardrobe. The guest house opens onto a private garden with lush tropical planting, a small swimming pool, and an expansive outdoor dining area designed to host up to 20 guests.

The estate's outdoor spaces are meticulously landscaped and designed for both relaxation and entertainment. A **19 × 4 m heated infinity pool** is set within manicured gardens framed by palm trees, complemented by a second heated pool, a gym, sauna, and pool house with shaded lounge areas. The grounds also include themed garden areas, a citrus orchard, and multiple terraces that take full advantage of the surrounding views. A natural freshwater grotto and underground water source ensure abundant water supply, while a small private chapel adds a unique and contemplative dimension to the property.

VINEYARDS AND WINERY

At the heart of the estate lies a fully equipped, state-of-the-art winemaking facility. The wine press house is fitted with 15 modern fermentation tanks and advanced refrigeration systems, alongside a dedicated barrique cellar, laboratory, and storage areas. A beautifully designed tasting room, incorporating historic architectural elements, offers an inviting space to showcase the estate's wines. Additional structures include a warehouse, machinery barn, garages, and office spaces, ensuring the smooth operation of both agricultural and hospitality activities.

The vineyard itself is planted with a carefully selected mix of grape varieties, including Cabernet Sauvignon, Nero d'Avola, Frappato, Petit Verdot, Cabernet Franc, Syrah, and Grillo. Managed according to **organic, sustainable, and regenerative principles**, the estate benefits from one of the most advanced irrigation and fertilization systems in Europe, allowing precise monitoring of soil and climate conditions to maintain optimal vineyard health.



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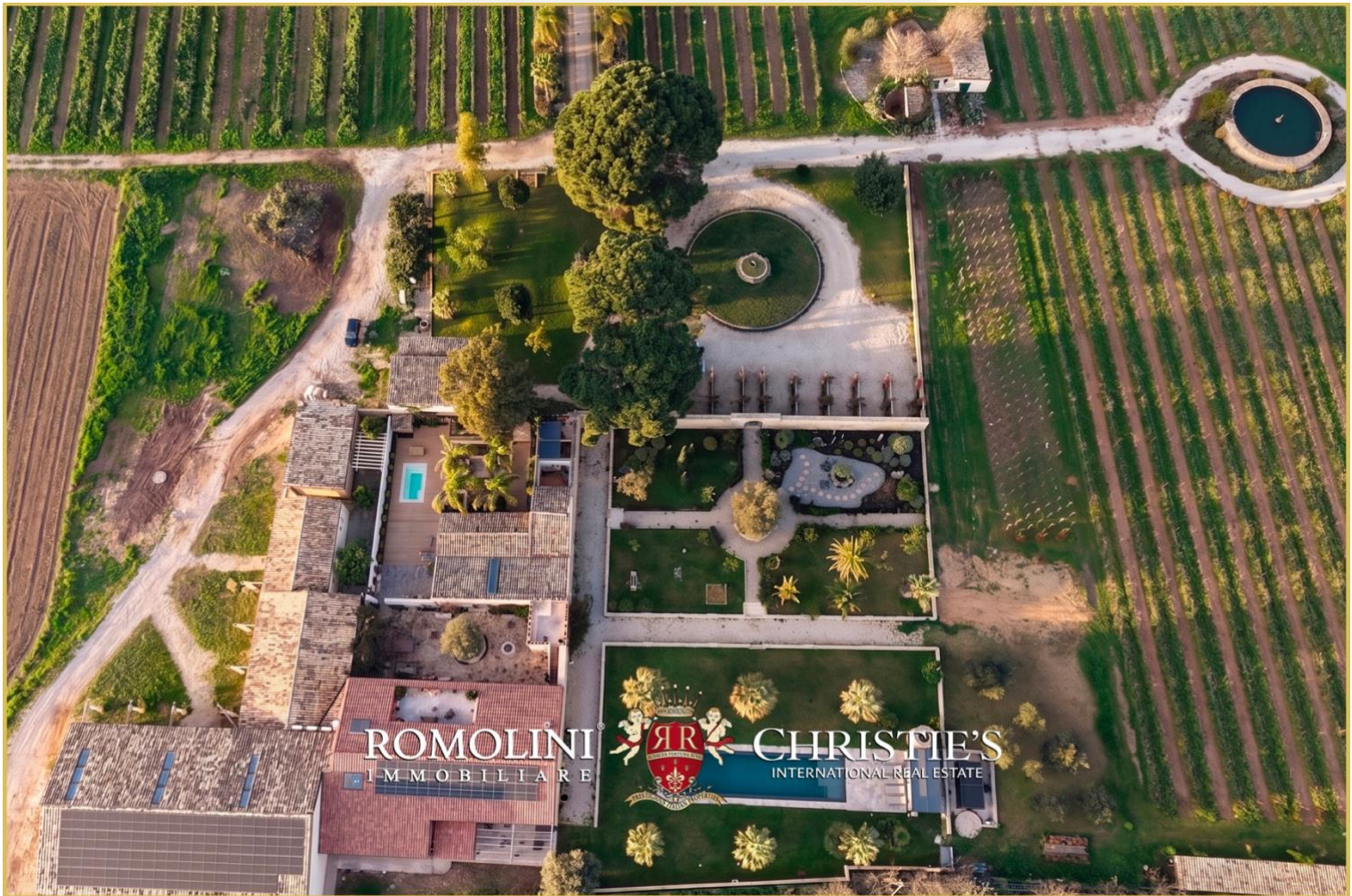
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