



MASSERIA WITH SWIMMING POOL FOR SALE JUST 6 KM FROM THE SEA, RAGUSA, SICILY

Ragusa – Ragusa – Sicily



Interiors
1,284 m²

Bedrooms
6+

Bathrooms
5+

Total land
8.0 ha

Swimming pool
7 x 3 m

In a secluded position and immersed in the countryside, not far from Marina di Ragusa, typical masseria for sale. The property consists of various buildings, some in good condition, others to be renovated, totaling over 1,200 m² of surface area. The shape of the building and the presence of independent residences make the property very suitable as a base for a renovation project and conversion into a boutique hotel, also considering its proximity to the sea.



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SUMMARY OF THE PROPERTY

REFERENCE #: 3009 – MASSERIA RAGUSA

TYPE: masseria

CONDITIONS: to be restored

LOCATION: open and sunny, sea view

ACCESS: excellent, paved road

INTERIORS: 1,284 square meters (13,816 square feet)

TOTAL ROOMS: 30

BEDROOMS: 6+

BATHROOMS: 7+

ANNEXES: storage rooms, stables, guesthouses

MAIN FEATURES: wooden beams, terracotta floors, stone walls, vaulted ceilings, paved courtyard, swimming pool, arable land

EXTERIOR: 8.0 hectares (19.8 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: 7 × 3 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

FUEL: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 236.55 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Marina di Ragusa (5km, 5'), Santa Croce Camerina (9km, 10'), Punta Secca (10km, 15'), Ragusa (20km, 20'), Scicli (15km, 20') Modica (30km, 30'), Pozzallo (35km, 40'), Ispica (45km, 45'), Caltagirone (70km, 1h 10'), Siracusa (100km, 1h 20'), Agrigento (125km; 2h 15'), Catania (150km, 1h 50'), Taormina (200km, 2h 25'), Messina (250km, 2h 50')

CLOSEST AIRPORTS

Comiso P. La Torre (30km, 35'), Catania Fontanarossa (150km, 1h 40'), Palermo G. Falcone & P. Borsellino (270km, 3h 30')

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MASSERIA RAGUSA

In a secluded position and immersed in the countryside, not far from **Marina di Ragusa**, typical **masseria** for sale. The property consists of various buildings, some in good condition, others to be renovated, totaling over 1,200 m² of surface area. The shape of the building and the presence of independent residences make the property very suitable as a base for a renovation project and **conversion into a boutique hotel**, also considering its proximity to the sea.

For daily needs, the town of Marina di Ragusa is just 6 km away (about 5' by car) and is easily accessible via paved municipal roads: here you will find bars, restaurants, supermarkets, and beautiful beaches. The **harbor** is an added value if you want to keep a boat close to the property.

DESCRIPTION OF THE PROPERTY

The **masseria** (549 m² – 5,907 ft², 1 bedroom, and 2 bathrooms) is spread over two levels. On the ground floor, there are currently old agricultural deposits and some stables, plus a service bathroom, all potentially convertible into additional living space. An external staircase leads to the farmer's house on the first floor, consisting of an entrance, living room with kitchen, bedroom, and bathroom, along with two storage rooms. On the eastern side of the building, the living room opens onto a panoramic terrace with sea view.

The property also has three independent guesthouses to be renovated:

- **Dep. A** (305 m² – 3,282 ft²): entrance, kitchen, dining room, two lounges, two bedrooms, and a bathroom;
- **Dep. B** (117 m² – 1,259 ft²): living room, kitchen, bedroom, and bathroom;
- **Dep. C** (98 m² – 1,054 ft²): living room with kitchen, two bedrooms, and a bathroom.

Completing the property are the **old stables** (135 m² – 1,453 ft²) and a very convenient **agricultural storage** (80 m² – 861 ft²) for storing tools.

The farmhouse is built around a characteristic **paved courtyard** (1,750 m²), very suggestive and also suitable for events. In a secluded corner of the property, there is a **7 × 3 m swimming pool**. Outside the boundary wall, the property has about **7.7 hectares of flat arable land**, very suitable for planting typical crops of the area.































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