



COLDWELL BANKER
ITALY

Coldwell Banker Maxi Real Estate
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Indipendent house for Sell in Ragusa - Area: Ibla

📍 Salita Commendatore, Ragusa, 97100 (RG)

185.000€



Contact info



Coldwell Banker Maxi Real Estate

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Description

Coldwell Banker is offering for sale a detached house, formerly a hotel, measuring approximately 220 square meters, located on Via Salita Commendatore in the historic center of Ragusa Ibla. The property has been recently renovated and is furnished with high-quality materials, featuring modern finishes and meticulous attention to detail. It features thermal and acoustic insulated windows for complete soundproofing, and air conditioning throughout. The interior layout is functional and designed to ensure maximum comfort. The house is arranged over two levels. On the ground floor, there is a small reception room, a laundry room, and a large double bedroom with en-suite bathroom. On the first floor, there is an open-plan kitchen and two large double bedrooms, both with en-suite bathrooms. All bedrooms have a safe, flat-screen TV with satellite channels, a desk, and a balcony overlooking the city. The property is equipped with an alarm system and video surveillance. Adjacent to the main entrance, included in the sale, is a storage room with a wooden mezzanine. Also included in the sale is a convenient room of approximately 35 square meters, partially renovated and requiring completion with flooring, plumbing, and painting. It could be used as a business or warehouse. The house's location is one of its strengths, situated beneath the characteristic dome of the Church of Santa Maria dell'Itria, in the heart of Ragusa Ibla, among the typical alleys and characteristic stairways. The property represents an excellent opportunity both for those looking to buy a home and for those looking to invest in a turnkey property. It has excellent profitability potential, making it ideal for family-run businesses or investors seeking a property in an established tourist destination. The sale of the property includes the furnishings, but does not include the sale of the business as the B&B has not been operational for some time.

For further information or to book a viewing, please don't hesitate to contact me. I'll be happy to show you all the potential of this charming detached home.
Free upon deed.

Details

 Property ID: CBI163-2406-6502	 Surface: 241.00 m²
 Rooms: 12	 Bathrooms: 4
 Energy Class: B EP glnr: 83.00 kwh/m²	 Bedrooms: 4

Property Features



Floor: On two levels



Conservation status: Renovated



Current condition: Free upon deed



Surface: 241.00 m²



Rooms: 12



Bedrooms: 4



Bathrooms: 4



Kitchen: Exposed



Position: Central



Balconies: Presente



Shower: Yes



Safe: Yes

Nearby



Gyms



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Municipal Offices / Town Halls

Images













