



COLDWELL BANKER
MAXI REAL ESTATE

Coldwell Banker Maxi Real Estate
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Indipendent house for Sell in Vittoria

📍 c.da Miccichè, Ragusa, 97019 (RG)

58.000€



Contact info



Coldwell Banker Maxi Real Estate

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Description

Coldwell Banker offers for sale a detached house with land, located on Via Emanuele Maria Grasso Cannizzo, in the Miccichè district, in the municipality of Vittoria.

The property, with a surface area of approximately 50 m2, consists of a kitchen, a living room, a bedroom, a bathroom and a mezzanine.

The outdoor spaces are one of the property's main strengths, featuring large verandas, a convenient tool shed, and a well with an attached water collection tank, ensuring a convenient water supply.

The property includes approximately 2,500 square meters of flat land, fully fenced and featuring a gated driveway leading off the main road. The land is suitable for a variety of uses, from creating a landscaped garden to cultivating an orchard or creating a relaxation area.

The house is also accessible from a side road, where there is a second entrance gate for greater convenience and functionality.

According to the current General Regulatory Plan (PRG), through an expansion or demolition and reconstruction project, it is possible to enhance the building potential of the property, creating a new home of approximately 80 square meters, taking advantage of the existing surface area and the building index of the relevant land.

The property is located in a private and particularly quiet residential area, just a few kilometers from the towns of Vittoria and Comiso. Its proximity to major services, shops, and a shopping center allows you to combine the serenity of the countryside with the convenience of everyday life, making this property ideal both as a primary residence and as an investment.

For more information or to schedule a viewing, please don't hesitate to contact me. I'll be happy to provide you with further details and guide you through this exciting real estate opportunity.

Details



Property ID: CBI163-2406-6870



Surface: 40.00 m²



Rooms: 5



Bathrooms: 1



Energy Class: G EP glnr: 180.00 kwh/m²



Bedrooms: 1

Property Features



Floor: Ground floor



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 40.00 m²



Rooms: 5



Bedrooms: 1



Bathrooms: 1



Kitchen: Habitable



Position: Residential area



Shower: Yes



Parking space: Uncovered



Garden: Private,

Nearby



Shopping Centers

Images







