



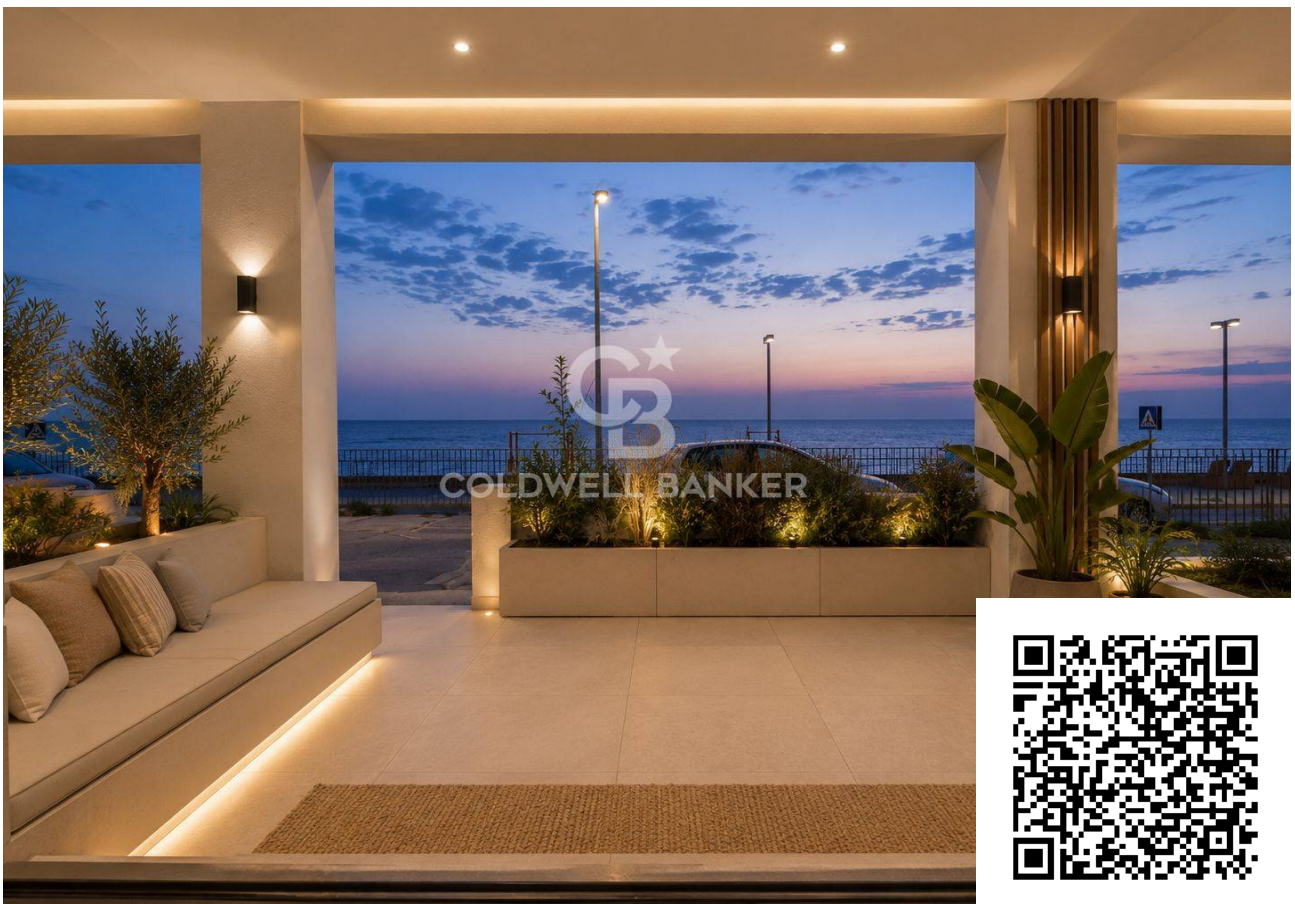
COLDWELL BANKER  
MAXI REAL ESTATE

Coldwell Banker Maxi Real Estate  
C.so Umberto I, 31-33 - 97015 Modica  
P.IVA e C.F.: 01831050883  
Tel.: +390932441464

# Indipendent house for Sell in Ragusa - Area: Marina di Ragusa

📍 via Cavaliere Luigi Bisani, Ragusa, 97100 (RG)

320.000€



## Contact info



Coldwell Banker Maxi Real Estate

**Gianni Pluchino**

Mobile: 329 399 6370  
Email: [gipluchino@cbmaxire.it](mailto:gipluchino@cbmaxire.it)

# Description

COLDWELL BANKER offers for sale a DETACHED SEAFRONT HOUSE WITH A PANORAMIC TERRACE OVERLOOKING THE MEDITERRANEAN.

BISANI SEASIDE – SANTA BARBARA / MARINA DI RAGUSA.

Facing the Santa Barbara cliffs and completely overlooking the Mediterranean, this detached house of approximately 120 square meters is spread over two levels with double entrances from the front veranda on the ground floor.

The property currently comprises a living room, a small closet, a bedroom, a charming internal cloister leading to a kitchen and bathroom, a storage room under the stairs, and a seafront veranda on the ground floor. Upstairs, there are three bedrooms, a bathroom, a storage room, a small internal balcony, and a spacious panoramic veranda with open views of the sea and the recently completed cycle path, a jewel of the Iblean coast, which connects the hamlet of Casuzze to the Marina di Ragusa tourist port.

The strategic and highly sought-after location allows you to reach the center of the seaside village with its Piazza Duca degli Abruzzi, full of restaurants, bars, shops and services, the marina and the golden beaches of the Ragusa coast in just a few minutes on foot or by bike.

The property requires renovation, but offers great potential thanks to the possibility of creating two independent sea-view apartments, for family use or as an ideal solution for a tourist investment or holiday home.

Access to the property via a raised square allows for easy parking in front of the house, even if not for exclusive use.

A unique solution for those who want to experience the sea front or invest in one of the most sought-after locations on the Ragusa coast.

## Details



Property ID: CBI163-2526-6758



Surface: 120.00 m²



Rooms: 6



Bathrooms: 2



Energy Class: G EP glnr: 180.00 kwh/m²



Bedrooms: 3

# Property Features



Floor: On two levels



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 120.00 m²



Rooms: 6



Bedrooms: 3



Bathrooms: 2



Kitchen: Semi-habitable



Position: Seafront



Balconies: Presente



Shower: Yes



Terrace: Present

# Nearby



Gyms



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Middle Schools



Cafes / Bars



Post Offices

Images

