



COLDWELL BANKER
ITALY

Coldwell Banker Maxi Real Estate
C.so Umberto I, 31-33 - 97015 Modica
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Rustic/Farmhouse/Court for Sell in Modica

📍 C.da Muglifulo, Ragusa, 97015 (RG)

385.000€



Contact info



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Description

COLDWELL BANKER offers for sale an AUTHENTIC SICILIAN BAGLIO immersed in the picturesque Modica countryside.

C.DA MUGLIFULO – MODICA.

This charming residence, dating back to 1901, consists of a spacious internal courtyard entirely paved with traditional stone paving, on which there are three independent rural buildings and an adjacent plot of land of approximately 3,000 square meters containing olive trees (which produce an excellent EVO oil), lemon trees, pomegranate trees, almond trees and other Mediterranean trees, with the possibility of building a swimming pool.

The three independent real estate units are composed as follows:

UNIT A (Category A/3 – 121 sq m), completely renovated in 2013, is the main residence and is spread over two levels: the ground floor features a large, bright living room with an open kitchen featuring an elegant wooden-beamed ceiling and a rustic fireplace, the focal point of the living area; a double bedroom with exposed stone walls; a bathroom with shower and a laundry area; a modern wooden staircase leads to the first attic floor, also featuring exposed beams, which contains a second large, elegant double bedroom with an ensuite bathroom with a bathtub and custom-built wardrobes. Independent heating, fan coils and gas boiler.

UNIT_B (cat. A/4 – 98m2) Almost entirely renovated in 2018, this second home is entirely on the ground floor with a bright living room, two bedrooms with en-suite bathrooms, a wardrobe and the possibility of a mezzanine.

UNIT C (cat. C/2 – 89 sq m) Rural building with high potential, ideal for transformation and adaptation to suit your needs, offering access to the rear garden. Currently used as a storage facility.

The structure also includes a storage room with a characteristic stone oven and a room used as a woodshed.

The property also has a rainwater collection tank, an Imhoff tank, and an LPG tank, offering everything you need to enjoy the countryside in complete autonomy.

The view from this property ranges from the vast Modica countryside to the sea at Marzamemi.

The area is full of amenities nearby, such as bakeries, bars, a supermarket, and restaurants. It is approximately 8 km from the historic centre of Modica, 18 km from the motorway entrance, and approximately 20 km from the seaside resorts of Pozzallo, Marina di Modica, and Sampieri.

An ideal solution for those seeking a charming residence surrounded by nature, a tourist/accommodation business, or a farmhouse in the heart of the authentic Modica countryside, just minutes from Modica and the main attractions of the Val di Noto.

Details



Property ID: CBI163-2526-6840



Surface: 308.00 m²



Rooms: 7



Garden: Privato, 300 sqm



Bathrooms: 4



Energy Class: E EP glnr: 80.00 kwh/m²



Bedrooms: 4

Property Features



Floor: Ground floor



Conservation status: Renovated



Current condition: Free upon deed



Surface: 308.00 m²



Rooms: 7



Bedrooms: 4



Bathrooms: 4



Kitchen: Exposed



Position: Agricultural area



Balconies: Presente



Shower: Yes



Parking space: Covered



Garden: Private, 300 sqm



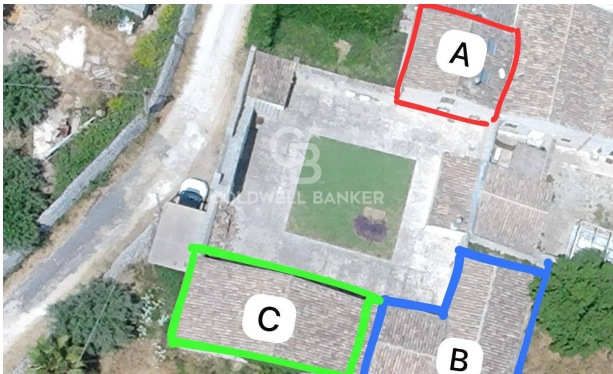
Fireplace: Yes

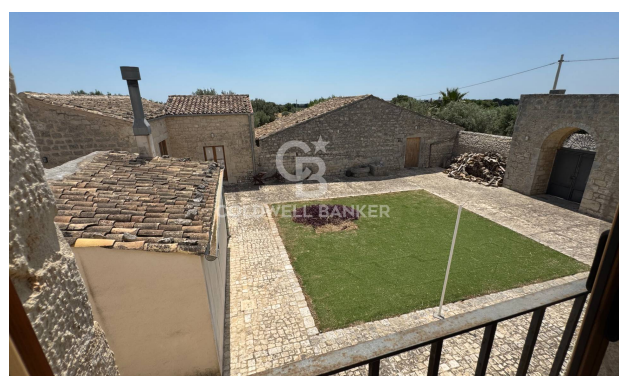
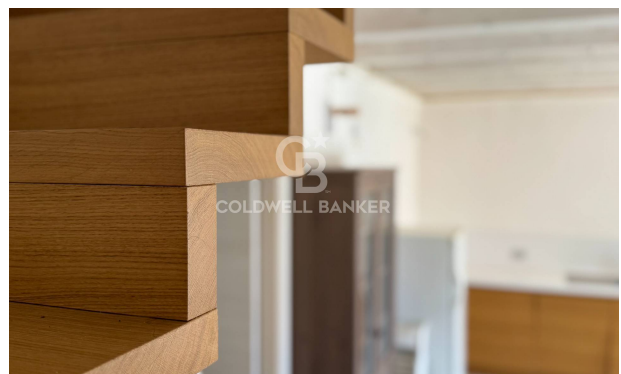
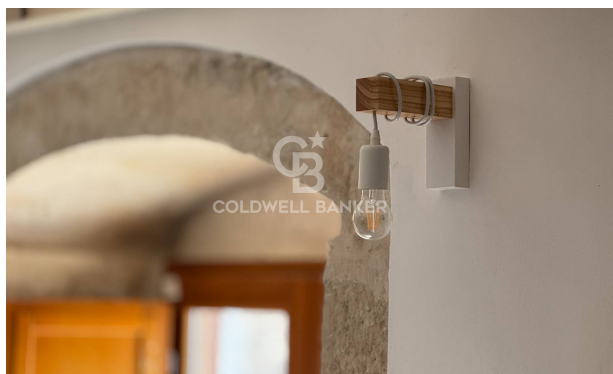
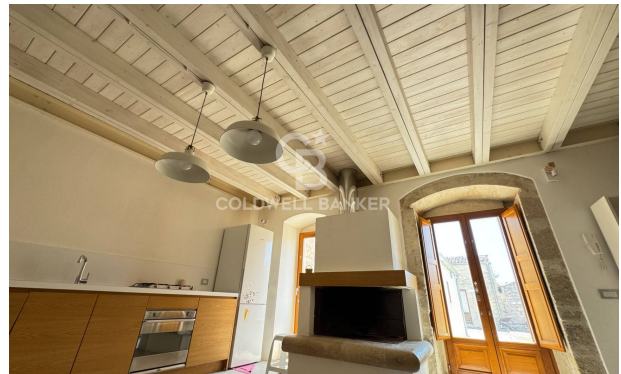
Nearby



Cafes / Bars

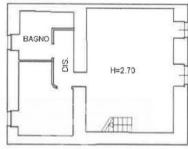
Images











PIANO TERRA

