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Immobiliare Capellupo

AGENCY — AGRIGENTO

AGRIGENTO — SICILIA

## Panoramic Villa for sale in Sicily San Leone Agrigento

€ 670.000

PRICE

250 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# Panoramic Villa for sale in Sicily San Leone Agrigento

SAN LEONE (Ag) Discover this enchanting detached villa, located on a large lot of 800 sqm in an airy area and featuring a wonderful terrace with panoramic sea views. The villa is on two levels, plus the basement, and welcomes visitors through a private gate leading to a convenient yard. The main entrance, on the ground floor, opens into a spacious living room with a sitting room and fireplace, ideal for relaxing with the family or entertaining guests. The bright dining room, with direct access to the panoramic terrace offering open views of San Leone and the sea, is flanked by an open kitchen. The ground floor also includes a bathroom, a practical laundry room and a convenient dressing room. An internal staircase leads to the upper floor, dedicated to the sleeping area, where there are four spacious bedrooms and two bathrooms.

 **250 m<sup>2</sup>**  
AREA

 **3**  
BATHROOMS

The upper floor also offers a terrace with views of the whole of Agrigento, perfect for relaxing moments outdoors. Also via the internal staircase, you can access the basement, which has more surprises in store: in addition to a large garage, ideal for parking and storage, it houses a self-contained two-bedroom apartment with bathroom, perfect as an independent space. This villa combines comfort and breathtaking views, offering a unique opportunity for those looking for a great residence in San Leone. Thanks to the additional gate with garden entrance, it is possible to divide the villa into two separate living units, increasing its versatility and value. For more information or to arrange a visit, please do not hesitate to contact us. We are at your disposal to help you discover all that this villa has to offer.

 **5**  
ROOMS

 **€ 670.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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