

FOR SALE



Horus RE Agency

AGENCY — CASTELFRANCO EMILIA

MODICA — SICILIA

## Modica scent of stone and wood

€ 460.000

PRICE

210 m<sup>2</sup>

SQUARE METRES

0

ROOMS

# The Spaces





## DESCRIPTION


# Modica scent of stone and wood


There is a place in the hills of Modica where time has stood still. Not in the sense that nothing happens, on the contrary. But there, the days flow slowly, to the rhythm of light, wind and silences full of life. The villa is not immediately visible. You have to walk down a narrow road that climbs between dry stone walls and rows of olive trees. Then, suddenly, it opens before your eyes like a postcard, framed by fruit trees, centuries-old carob trees and the sweet scent of sun-kissed earth. It is a house that welcomes you. It comes to you with the warmth of ancient stone, restored with respect, and that sense of peace that only certain places can give. It is not ostentatious, it is not pretentious: it is authentic. True as a happy memory. Inside, the fireplace waits for someone to light the fire. In the large masonry kitchen you can still hear the echo of voices, of hands kneading, of the slow-burning wood-burning oven. Everything smells of family, of slow Sundays, of wine poured generously. In the outdoor kitchen carved out of an outbuilding, the air smells

of embers and wood. There people laugh, listen to stories, toast to the summer and the flowing life. And when evening falls, with the cicadas playing in the background, all you have to do is look up to know you're in the right place. Under the covered veranda, where time really seems to dilate, you eat lunch in the shade during the hottest hours, read a book suspended between light and silence, and chat late into the night with the breeze caressing your skin. It is one of those places where even waiting tastes sweet. Two spacious rooms with bathrooms with separate entrances seem designed for those who arrive and never want to leave again. Or for those who occasionally need a corner of their own. And then there's the garden. It is not just any garden: it is a small oasis. Every tree, every plant tells something. And if you stop in silence, you can hear the sound of water flowing, down there, from the old well brought back to life, which quenches the thirst of the earth and preserves the memory of time past. This villa is not visited. You live it...

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

 **0**  
ROOMS

 **3**  
BATHROOMS

 **€ 460.000**  
PRICE

## FEATURES



GARDEN



PARKING SPACE



LAND



CLIMATIZZAZIONE



Horus RE Agency

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



PHONE

+39 0461 1636639



EMAIL

info@horus-re.com



ADDRESS

Corso Martiri 173, Castelfranco Emilia, Mo