



## Premia Home srl

AGENCY — CATANIA

CARLENTINI — SICILIA

# Historic House with Three Residences in the Heart of Sicily

€ 500.000

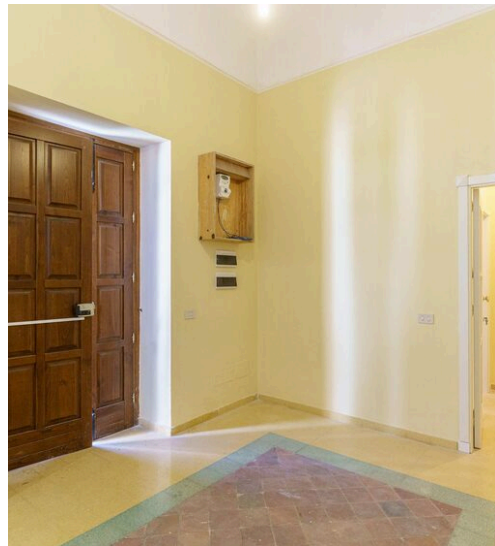
PRICE

360 m<sup>2</sup>

SQUARE METRES

10

ROOMS





## DESCRIPTION


# Historic House with Three Residences in the Heart of Sicily


In the charming historic center of Carlentini, among alleys full of charm and timeless atmosphere, we propose an extraordinary period property dating back to the second half of the nineteenth century, expertly restored respecting its historical identity. The building, originally built in 1860, has been the subject of a careful renovation that has enhanced many original elements, including the fine Sicilian terracotta floors, creating a perfect balance between historical elegance and contemporary comfort. The entrance is through an important portal that leads to a characteristic inner courtyard, the authentic heart of the property, from which you can access the three independent housing units that make up the complex. First Residence - 115 sq. m. Cozy and bright, it offers spacious and well-distributed rooms: Entrance Hall Laundry Large living area with open kitchen Two bedrooms Bathroom Storeroom Balconies overlooking the historic Via Mazzini and Via Cavour Second Residence - 128 sq. m. An elegant and versatile solution characterized by: Entrance on living room with balcony Independent kitchen

Bedroom with exposure on Via Cavour Bathroom Storage attic internally connected composed of two additional rooms Third Residence - 125 sqm with independent entrance Ideal for ensuring total independence: Exclusive entrance Spacious kitchen-living area Double bedroom Bedroom or study Bathroom Technical room Storage room Balconies facing Via Cavour A Quality Restoration Particular attention has been paid to structural interventions: the roof has been completely redone with traditional Sicilian tiles and new gutters, ensuring maximum protection from the weather and high efficiency over time. A Property with Infinite Potential Thanks to the presence of three independent apartments, this dwelling lends itself perfectly to multiple uses: Private representative residence Charming accommodation structure Boutique B&B Multi-unit vacation home Professional studio or exclusive business headquarters The Charm of a Timeless Residence This property represents a rare opportunity for those wishing to invest in a unique property, where the authentic character of Sicilian architecture meets modern...

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

 **10**  
ROOMS

 **3**  
BATHROOMS

 **€ 500.000**  
PRICE

## FEATURES



AFFRESCHI



HISTORIC  
BUILDING



INDEPENDENT OPPORTUNITY



RENOVATED



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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