

PROPERTY BROCHURE

Spacious home in Ravanusa

Plenty of space for family, vehicles and individual expansion ideas

Via Solferino 46 | 92029 Ravanusa | Province of Agrigento | Sicily



Exterior view of the property in Ravanusa

approx. 240 m² Living area	5 Bedrooms	2 Bathrooms
approx. 240 m² Plot	approx. 240 m² Garage / approx. 8 cars	approx. 240 m² Attic / expansion potential*

ASKING PRICE: €135,000 (negotiable)

Furnished | Panoramic balcony | Step-free access | Small garden

ENGLISH VERSION

** Any conversion is subject to planning, building-law and official approval.*

The property

This spacious home was built in 1983 on a plot of approximately 240 m² and offers ample room for the whole family. The living level comprises approximately 240 m² and features a generous layout with a wide range of possible uses.

At the heart of the home is the spacious living room. Together with the impressive hallway, it features a high-quality and visually appealing marble floor. Five bedrooms, two bathrooms, a separate kitchen and a dining room provide comfortable space even for larger families.

Two of the bedrooms open onto the large south-east-facing balcony. It offers far-reaching panoramic views – a lovely place to enjoy quiet moments and the Sicilian way of life.

Property address: Via Solferino 46, 92029 Ravanusa, Province of Agrigento, Italy

At a glance

Property type	Spacious home
Year built	1983
Plot	approx. 240 m ²
Living area	approx. 240 m ²
Layout	1 living room, 5 bedrooms, 2 bathrooms, 1 kitchen and 1 dining room
Balcony	Access from two bedrooms, south-east facing, panoramic views
Garage	approx. 240 m ² , space for approx. 8 cars, additional kitchen with dining area
Attic	currently used for storage; potential for approx. 240 m ² of additional space*
Outside space	small garden directly adjoining the property
Access	step-free

Additional space and expansion potential

Below the living level is a garage of approximately 240 m². It provides space for around eight vehicles and is currently also used as a kitchen with a dining area. This level is therefore suitable not only for parking, but also for hobbies, storage or social gatherings.

The attic is currently used for storage. Subject to the relevant planning, building-law and official approvals, it may be possible to create approximately 240 m² of additional living space. A small garden directly adjoins the house and is ideal for growing herbs, vegetables or Mediterranean plants.



Garage (left) and attic with substantial expansion potential (right)*

** The actual conversion potential must be assessed by qualified professionals and the relevant authorities before purchase.*

Features

- Furnished
- Refrigerator
- Oven
- Cooktop
- Washing machine
- TV
- Large garage and parking spaces
- Step-free access

Inside the home



Kitchen (top) and furnished dining/living area (bottom)

Location and surroundings

The property is located in Ravanusa in the Province of Agrigento. The town offers all essential amenities for daily life, including shops, pharmacies, restaurants, cafés, schools and nurseries.

Ravanusa combines a relaxed, authentic residential setting with convenient access to Sicily's coastal towns. Several beaches are around 20 kilometres away and, according to the owner, can be reached by car or bus. Those seeking peace away from the daily tourist bustle will find a pleasant retreat here, while livelier destinations and tourist amenities are available in the surrounding towns.

Nearby airports

Airport	Approx. distance
Comiso	81 km
Catania	121 km
Palermo	181 km

Distances are based on information provided by the owner; actual driving distances may vary.



Panoramic view from the south-east-facing balcony

Energy performance certificate

The energy performance certificate is being prepared and will be available by the time of notarisation.

Commission and legal information

If the sale is successfully concluded, the buyer will pay commission of 4.64%, including 16% VAT. The commission is calculated on the purchase price stated in the notarised deed and is due and payable on the date of notarisation.

All information has been prepared in good faith and is based on details supplied by the owner. All areas and distances are approximate. Errors and prior sale are reserved. K&P Immobilien accepts no liability for errors or typographical mistakes. This brochure is for preliminary information only; the notarised purchase agreement is the sole legally binding document.

Contact and viewing

If this property has attracted your interest, we will be pleased to provide further information and arrange a viewing.

Contact	Maria-Angela Forzano
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Further impressions



Detail of the high-quality marble flooring in the hallway



Additional exterior view (left) and spacious hallway (right)