



Excellent 3 Bed House With Land for Sale In Sant Andrea Bonagia



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	https://esalesinternational.com

Dettagli dell'inserzione

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Stato / Regione / Provincia:	Sicily
Cap:	91019
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via linciasella soprana 20
Sant' Andrea/Bonagia
Trapani
91019
Italy

Discover Your Sicilian Paradise: An Excellent 3-Bedroom Home with Expansive Land in Sant'Andrea, Bonagia, Italy

Nestled in the breathtaking embrace of the Gulf of Bonagia, on Sicily's enchanting northwestern coast, lies a truly extraordinary property: a charming 3-bedroom house with an expansive plot of land. This exceptional offering in Sant'Andrea, a tranquil locality within the picturesque village of Bonagia, presents



a rare opportunity to own a piece of paradise in one of Italy's most desirable and historically rich regions. With unparalleled panoramic views, absolute privacy, and significant development potential, this home is a dream for those seeking an authentic Sicilian lifestyle, a luxurious holiday retreat, or a strategic investment.

With a buildability coefficient of 0.03, an 18,000 square meter plot of land also offers the significant potential for a new construction project. This specific coefficient allows for the development of approximately 540 square meters of total building area. This calculation is derived by multiplying the land's total area (18,000 m²) by the buildability coefficient (0.03). This substantial permitted buildable surface would easily accommodate a sizable, separate structure of around 180 square meters, allowing for considerable design flexibility and functional space.

A Vista Uninterrupted: The Jewel of the Gulf

The defining feature of this magnificent property is its commanding views of the entire Gulf of Bonagia, visible from every single room of the house. This isn't just a glimpse of the sea; it's an immersive visual experience where the sparkling azure waters meet the dramatic Sicilian coastline. Crucially, the property is uniquely positioned to ensure this breathtaking panorama remains unspoiled. There are no existing buildings that could obstruct the view, and, more importantly, no possibility for future construction to impede your vista. This guarantees perpetual enjoyment of the stunning sunrises over the water and the fiery sunsets that paint the sky, transforming daily life into an artistic spectacle.

The geographical embrace of this location further enhances its unparalleled beauty. To the right, the house is flanked by the majestic Monte Cofano, a very beautiful nature reserve. This imposing mountain adds a dramatic backdrop, offering opportunities for hiking, exploring hidden coves, and immersing oneself in pristine natural environments. To the left stands Mount Erice, an historical beauty and a renowned medieval village dating back to the 10th century (1000 AD). This ancient hilltop town, with its winding cobblestone streets, Norman castles, and panoramic views of its own, provides a constant reminder of Sicily's profound cultural heritage. Living here means being perfectly poised between two iconic natural and historical landmarks, each contributing to an extraordinary sense of place.

Spacious Living and Expansive Potential

The house itself offers a comfortable and versatile living space, approximately 204 square meters in total. It is thoughtfully laid out, comprising a welcoming kitchen, a spacious living room, a tranquil bedroom, a well-appointed bathroom, and an additional versatile room on the lower level. What truly sets this property apart is the adjacent old stable, measuring another 90 square meters, with an impressively high roof. This presents a fantastic opportunity for expansion or customization. With its generous vertical space, a mezzanine level could easily be added, transforming the stable into additional bedrooms, a large entertainment area, a self-contained guest annex, or a spacious studio – the possibilities are vast and limited only by your imagination and design preferences.

Beyond the existing structures, the property boasts an exceptionally large plot of approximately 18,000 square meters of land. This vast acreage offers an extraordinary sense of space and privacy. Furthermore, the land has an agricultural buildability of 0.03%. This crucial detail means that, if desired, a project for a



further large structure can be presented, allowing for the construction of an additional substantial building, such as a separate guesthouse, an agricultural facility, or even another private residence (subject to local planning permissions and regulations). This potential for additional development significantly enhances the property's value and flexibility, catering to future expansion or investment strategies.

The land is not just vast; it's productive and well-situated. It features approximately fifty mature olive trees, with an average age of over 40 years, already in production. This offers the delightful prospect of producing your own olive oil, a cornerstone of Sicilian cuisine and culture. Several fruit trees also dot the landscape, providing fresh, seasonal produce. Adding to its self-sufficiency and value, there are two natural wells on the land, ensuring a reliable water source for irrigation or other needs. Moreover, the land is adjacent to the park of Misericordia, making it easily accessible for enjoying serene walks and gaining an even higher, 'bird's eye' view of the entire gulf – a truly breathtaking experience.

A Strategically Located Hub for Sicilian Exploration

This property is situated in a very interesting and strategic part of the Trapani area, offering unparalleled access to a wealth of tourist attractions and essential amenities. Located just 5 minutes by car from the sea, you can easily reach the beautiful beaches and crystalline waters that define this stunning coastline. Its central position between the two major airports in Western Sicily ensures convenient travel for both domestic and international visitors.

The area's robust connectivity means that numerous renowned tourist destinations are within easy reach:

- * Erice: The captivating medieval hilltop town you can admire from your home.
- * Scopello & San Vito Lo Capo: Famous for their stunning beaches, crystal-clear waters, and the iconic Tonnara di Scopello.
- * Trapani and the Aegadian Islands: Explore the historic salt flats of Trapani, and take ferries to the charming islands of Favignana, Levanzo, and Marettimo.
- * Marsala: Renowned for its historic centre and the production of its famous fortified wine.
- * Segesta: Home to a remarkably preserved ancient Greek temple and amphitheatre, offering a profound journey into Sicily's classical past.

Sant'Andrea itself, belonging to the municipality of Valderice, is a quiet yet growing touristic place. Despite the increasing popularity of the region, the house with its expansive land remains in a remarkably peaceful location, offering a tranquil haven while still being incredibly close to everything. This unique combination of serene privacy, stunning views, significant land with development potential, and superb connectivity to Western Sicily's most cherished sites makes this property an unparalleled opportunity. Whether you envision a grand family residence, a luxurious boutique hotel, an agricultural venture, or a serene holiday escape, this Sant'Andrea gem truly offers the canvas for your Sicilian dream.

Contact us today to receive further details and to arrange a private viewing of this extraordinary property.

ABOUT THE AREA

Sant'Andrea is a charming coastal locality situated within the wider area of Bonagia, a picturesque seaside



village in the municipality of Valderice, on the northwestern coast of Sicily, Italy. This enchanting corner of the Trapani province offers a quintessential Sicilian experience, blending stunning natural beauty with a rich maritime history and easy access to some of the island's most iconic attractions. Sant'Andrea, with its immediate proximity to the sparkling Mediterranean, typically features small pebble beaches and dramatic cliffs, inviting visitors to swim in crystalline waters and explore the rugged coastline. It's a place where the pace of life slows, allowing for deep appreciation of the island's unique atmosphere and breathtaking sunsets over the sea.

The history of Bonagia is intrinsically linked to the ancient tradition of tuna fishing. The village is famously home to a historic 'tonnara' – a traditional tuna processing facility – which, though no longer in operation, stands as a fascinating testament to Sicily's centuries-old maritime heritage. The traditional stone buildings and expansive drying yards provide a glimpse into the arduous yet vital practice of tuna fishing that once shaped the local economy and culture. Sant'Andrea, being part of this historical fabric, benefits from the authenticity and charm that emanates from such a deeply rooted past. Beyond its fishing legacy, the area is nestled at the foot of the majestic Mount Erice, creating a dramatic backdrop of mountains meeting the sea.

Sant'Andrea Bonagia serves as an excellent base for exploring the diverse wonders of Western Sicily. Its strategic location means that some of the region's most famous destinations are just a short drive away. The medieval hilltop town of Erice, with its ancient castles, winding cobblestone streets, and panoramic views of the entire Trapani province, is virtually on its doorstep. The vibrant city of Trapani itself, known for its salt flats, historic centre, and as a departure point for the Aegadian Islands, is also within easy reach. Further afield, the stunning sandy beaches of San Vito Lo Capo, the unspoiled wilderness of the Zingaro Nature Reserve (ideal for hiking and swimming in hidden coves), and the magnificent Greek archaeological sites of Segesta and Selinunte can all be explored on day trips.

For travellers arriving by air, Sant'Andrea Bonagia is conveniently served by Trapani-Birgi Airport (TPS), officially known as Vincenzo Florio Airport. This is the nearest and most direct airport, located approximately 25-30 kilometers away, with a driving time of around 30-40 minutes. TPS offers a good selection of domestic flights within Italy and various European routes, particularly with budget airlines, making it an accessible option for many visitors. Alternatively, Palermo Falcone Borsellino Airport (PMO), a larger international airport, is about 80-90 kilometers (approximately 1 to 1.5 hours' drive) to the east. PMO provides a much wider array of domestic and international connections, including direct flights to major European cities and beyond, making it a viable choice for those seeking more flight options or arriving from further afield.

MAiN FEATURES:

- * 204m2 of living space
- * 18000m2 plot
- * 3 Bedrooms
- * 1 Bathroom
- * Stunning Views
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies



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- * Close to many excellent bars and restaurants
 - * Great base from which to discover other fantastic areas of Italy
 - * Many excellent sports facilities, walking and cycling areas nearby
 - * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Italy fast online

Nuovo:

Sì

Comune

Camere da letto:

3

Finito piedi quadrati:

204 mq

Dimensione del lotto:

18000 mq

Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.859.930

