



Stunning 3 bed Villa for Sale In Alessandria della Rocca Platani Hills, Agrigento Sicily Italy

Informazioni sull'Agente

Nome:	Niall Madden
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Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 250,000

Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Sicily
Città:	Alessandria della Rocca
Cap:	92010
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Descrizione:

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Contrada catrini

Alessandria della rocca 92010

Agrigento

Sicily

Italy

Stunning 3-Bedroom Country Villa in the Platani Hills



Alessandria della Rocca, Agrigento, Sicily | Price Reduced to €250,000

An exceptional real estate opportunity awaits in the pristine countryside of central Sicily. Nestled in the rolling Platani Hills near the historic town of Alessandria della Rocca, this magnificent 180 m2 villa offers the perfect union of private rural living, natural beauty, and classic Italian elegance. Recently reduced from €280,000 to €250,000 (an 11% savings), this unique property represents incredible value for an authentic Mediterranean lifestyle, a holiday getaway, or a boutique agricultural retreat.

Spacious Living Spaces & Floor Plan

Spanning 180 m2 (approx. 1,937 sq. ft.) of commercial space, the villa features a generous 9-room layout designed to accommodate family living and entertaining with ease:

- * **Living & Dining Areas:** Expansive, light-filled reception rooms offer a comfortable setting for hosting guests or relaxing year-round.
- * **Accommodations:** Three well-proportioned bedrooms provide peaceful retreats with picturesque countryside views.
- * **Condition & Features:** Presented in good condition throughout, the residence combines robust traditional construction with comfortable interior spaces ready for immediate enjoyment.

Private Olive Grove & Productive Grounds

The property sits on approximately 6,000 square meters (1.48 acres) of lush, fertile land that borders a local access road for easy connectivity while preserving total privacy. Enclosed within a beautifully maintained private garden and grounds, the estate is planted with:

- * **Mature Olive Trees:** Capable of producing a private annual supply of world-class, cold-pressed Sicilian extra virgin olive oil.
- * **Almond Orchards & Fruit Trees:** A diverse collection of local fruit-bearing trees delivering fresh, seasonal produce right from your own soil.

This productive micro-farm offers a genuine taste of the Italian countryside, allowing you to cultivate your own organic produce in a clean, unspoiled environment.

Prime Location in the Agrigento Province

Situated in the heart of the Platani Hills, the villa enjoys a peaceful location that feels worlds away, yet remains close to essential amenities and cultural landmarks.

- * **Local Heritage:** Minutes away from Alessandria della Rocca's historic town center, known for its rich 16th-century history and the famous Sanctuary of the Madonna della Rocca.
- * **Regional Exploration:** Positioned conveniently within the Agrigento province, placing you within easy reach of the world-renowned Valley of the Temples, the white limestone cliff of the Scala dei Turchi, and the Sicani Mountains.



* Accessibility: The nearest major airport is Falcone-Borsellino Airport (PMO) in Palermo, located approximately two hours to the north via a scenic highway drive.

This distinctive villa is an exceptional find for anyone dreaming of owning a private piece of paradise in the famous hills of Agrigento. Contact the agent today to schedule a private viewing or request additional property details.

About the Area

Alessandria della Rocca is a picturesque and historic hill town nestled in the province of Agrigento in Sicily, Italy. Situated at an elevation of over 500 meters, it is beautifully positioned near the Platani Hills and the broader Sicani Mountains, overlooking a fertile river valley. This tranquil area is deeply rooted in agriculture, characterized by sweeping landscapes painted with lush olive groves, almond orchards, and vibrant fruit trees. For travelers seeking an authentic and off-the-beaten-path Sicilian experience, the town serves as a perfect gateway to the rugged natural beauty and traditional farming culture of Agrigento's inland territory.

The town boasts a fascinating history that dates back to 1570 when it was founded by a local nobleman, Don Carlo Barresi. Originally known by different names, including 'Pietra d'Amico' after a nearby fortress, the commune officially became Alessandria della Rocca in 1862 by Royal Decree. The 'della Rocca' portion of the name pays homage to the town's revered patron, Our Lady of the Rock (Madonna della Rocca). According to local legend, the Virgin Mary appeared to a young peasant girl on a majestic cliff, revealing a hidden sixth-century statue and leading to the construction of the Sanctuary of the Madonna della Rocca, which still dominates the hillside today.

Wandering through the grid-like streets of Alessandria della Rocca feels like stepping back in time, with its architecture reflecting the rich cultural tapestry of Sicily. The town center is adorned with stunning Baroque and Renaissance landmarks, such as the Complesso dei Carmelitani, noted for its intricate stucco work, and the historic Church of Santa Maria del Pilerio. Beyond the immediate town center, the surrounding Platani Hills harbor ancient Sicanian archaeological sites, medieval ruins, and forgotten necropolises that whisper tales of the island's diverse ancient inhabitants. This rich heritage, combined with quiet cloisters and historic noble palaces, makes it a captivating destination for history enthusiasts.

Despite its remote and peaceful ambiance, getting to this charming corner of the Agrigento province is relatively straightforward for international and domestic travelers. The nearest major aviation hub to Alessandria della Rocca is Falcone-Borsellino Airport (PMO) in Palermo. Located roughly 75 kilometers to the north, the airport is connected to the town by a scenic drive that typically takes about two hours by rental car or regional bus. While other alternatives like Trapani (TPS) and Catania (CTA) are also accessible, Palermo remains the most convenient gateway for visitors looking to explore the historic and natural gems of the Platani valley.

MAiN FEATURES:

- * 180m² of living space
- * 6000m² plot



- * 3 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * 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 Sicily Italy fast online

Condizione: Good

Tenanted: Sì

Comune

Camere da letto: 3

Bagni: 2

Finito piedi quadrati: 180 mq

Dimensione del lotto: 6000 mq

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.768.148

