



sh 854 villa, Caccamo Sicily



Agent Info

Name:	Franco Leone
Company Name:	SICILY PROPERTY BROKERS
Country:	Italy
Experience since:	2006
Service Type:	Selling a Property
Specialties:	Buyer's Agent, Foreclosure, Other
Property Type:	Apartments, Houses, Land lot, Agriculture, Other
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Languages:	English, Italian
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Listing details

Property for:	Sale
Price:	USD 312,532.48

Location

Country:	Italy
State/Region/Province:	Sicily
City:	Caccamo
Address:	sh 854
Posted:	Mar 20, 2026

Description:

Amazing opportunity to purchase this secluded retreat, 2 double bedrooms, self contained guest house, Pool, Olive grove.
With breathtaking mountain views including Lake Rosamarina and the beautiful Caccamo Norman Castle. Just 3 kilometres from the Historic town of Caccamo, renowned for it's famous Sausage Festival.

The property boasts 360 degree views.

Two double bedrooms with ensuite shower rooms, fitted wardrobes, large patio doors opening up onto terraces.

A large open plan living/ kitchen area, with large double glazed patio windows. Handmade terracota floor tiles throughout. 12kw pellet stove, gas 5 ring range cooker, dishwasher, f/freezer.

4 terraces to wine and dine on, parking for 6 + cars. Utility room and garage...Also

A very pretty little independent self contained guest house, (25 sq meters 2+2) with kitchenette, shower room, loft bed and sofa bed, wood burner, aircon, and private terrace. With it's own private gated entrance plus parking.



The guest house sits next to the swimming pool terrace and the pool of 8 x 4 meters. Also a separate new luxury hydro massage pool 52 jets. For 2 people.

Wonderful gardens surround the property, various roses, plants and shrubs. Orange, Lemon, Lime, Fig, Pear, Mandarin, Apricot trees. A Beautiful Grape vine drapes itself over an intimate terrace for shady outdoor dining.

Well maintained olive grove with 48 trees.

(2025 harvest produced 2,362 kilos) surrounds the property.

Also adjoining the property is another independent plot of approximately 900 sq meters with a small building approx 20 sq meters. and 10 more olive trees.

The small utility room includes 2 x automatic washing machines. Deep Sink, with shower attachment. (Perfect for bathing the dog!)

Also a chest freezer housed in garage. Most of the furniture is included in sale.

On the terraces 2 x dining and 2 x relaxing sets of furniture. Sunloungers.

Plot size 3900 sq meters. 58 olive trees.

Good WiFi.

New:	No
Condition:	Very Good
Tenanted:	No

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.055.319

