



Superb 2 Bed Villa For Sale in Graniti Sicily Italy



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 190,000

Location

Country:	Italy
State/Region/Province:	Sicily
City:	Graniti
ZIP code:	98036
Posted:	Sep 01, 2026
Description:	Superb 2/3 Bed Villa For Sale in Graniti Sicily Italy

Esales Property ID: es5553826aa

Graniti,
Sicily
Italy
98036

With its glorious natural scenery, excellent climate, welcoming culture and extremely reasonable standard of living, the island of Sicily in Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. For anyone wishing to make a beneficial financial investment that offers an amazing quality of life this superb property could be just what you've always dreamed of.

Lovely Villa With Easy To Manage Garden and Beautiful Countryside Views. Single detached house with 4 floors, terrace views, with a prolific easy garden and orchard with fruit bearing apple, orange,



grapefruit, mango, lemon, fig, avocado, pomegranate, plum, kiwi, persimmon, olive, walnut trees and more. The water source is the Postoleone River which runs perpendicular to the garden. There is an on-site reservoir as well as a water irrigation system to keep the trees, vines and vegetables flourishing. You'll be surrounded by greenery, eat off the land and close to villages offering shopping, dining, wineries, world-class art, shrines, museums and near Mount Etna.

This is the municipality of Graniti with the property located in the hamlet of Postoleone. The property is close to the amazing and famous Taormina, the sea town of Giardini Naxos and the spectacular Alcantara Gorges.

The villa may be reached by paved roads that lead to a parking area. A short, lit stone walkway brings you to the front of the house, while a separate stone stairway takes you down to the garden and secure door entering a workroom. Both the lower and top floors have full baths. The subterranean floor boasts a very spacious, all-white marble full bath, with a jacuzzi and two showers. There is also a kitchenette, storage, washroom and a large parlour with built-in cabinets and an entertainment area.

The structure is spread over 4 levels the ground floor is used as the main living area, with a kitchen and separate dining/living room including a terrace. This floor also offers a large master bedroom with fitted wardrobes, and another terrace overlooking the garden/orchard. Adjoining the air-conditioned bedroom is a full bath with a toilet, bidet, sink and room for towels, cosmetics and cleaning supplies. An 'easy to climb' spiral staircase leads to the top floor with a large terrace overlooking the whole property offering magnificent views.

There is a spacious sleeping area used as a double bedroom and a small office area. This space is separate enough to entertain friends and family, especially with an easy-to-access walk-out large terrace. There are several windows and a central fan to keep the area comfortable. Externally the property is in excellent condition. Internally it is in very good condition and is move-in ready. A versatile property because it could be used as a private home or holiday home and it lends itself to being a B&B, or guest house.

The two floors (connected internally) could easily be divided due to the separate entrances. The area is of interest to tourists and/or will create an outstanding quality of life as the beaches of Giardini-Naxos, Recanati, (13 minutes by car), the pearl of the Ionian Sea, Isola Bella and splendid Taormina (20 min), the Alcantara Gorges and Gole Alcantara (8 min) including Alcantara River Park are all under 60 minutes to enjoy by car. Also, the city of Catania with a major, international airport is close and easy to get to by taxi, bus or car (56 min). There is a nearby bus stop and taxi/ground transportation available.

The property is within walking distance from well-known restaurants as the Paradise Alcantara, Ristorante Villa 'A Casitta' di Lembo Giuseppe and Mucca Pazza. The property is located just off a major highway that serves as an international cycling route making it possible to reach Mount Etna by bike, car or bus.

The area is surrounded by mountainous villages many host wonderful vineyards and wineries such as Motta Camastra, Francavilla di Sicilia, Castiglione di Sicilia, Castelmola, Forza d'Agro, Savoca and many sea towns as Mazzaro and Lettojanni plus so much more. All this gives the house outstanding value!



ABOUT THE AREA

Eternal crossroads of the Mediterranean, the gorgeous island of Sicily continues to seduce travellers with its dazzling diversity of landscapes and cultural treasures.

Seductively beautiful and perfectly placed in the heart of the Mediterranean, Sicily has been luring passersby since the time of legends. The land of the Cyclops has been praised by poets from Homer to Virgil and prized by the many ancient cultures - Phoenicians, Carthaginians, Elymians, Normans, Romans and Greeks - whose bones lie buried here. Whether it's walking through the gates of Messina or gates of Catania in Taormina you will see ancient remnants and feel the victory and bloody defeat of many who seized and lost this desirable Territory. Or, travel the Island and witness the classical perfection of Agrigento's Concordia temple, the monumental rubble of Selinunte's columns or the rare grace of a dancing satyr statue rescued from Mazara del Vallo's watery depths, reminders of bygone civilisations are everywhere.

A delectable layer-cake of culinary influences, Sicily's ancient cuisine continues to rely on a few key locally-grown ingredients: shellfish and citrus, tuna and swordfish, squash, pistachios, walnuts, almonds and ricotta. Talk to the creative chefs at any area restaurant and they may confide that they still use their family recipes for pasta alla Norma, Caponata or Cannoli. Modern chefs may play with the details, but Sicily's timeless recipes from the simplest ingredients live on. Sicily's varied landscape makes a dramatic first impression. Fly into Catania and the smoking hulk of Etna greets you; arrive in Palermo and it's the sparkling Golfo di Castellammare.

This juxtaposition of sea, volcano and mountain scenery makes a stunning backdrop for outdoor activities. Hikers can wind along precipitous coastlines, climb erupting volcanoes and traipse through flowery mountain meadows; birders benefit from the plethora of species on the Africa-Europe migration route; and divers and swimmers enjoy some of the Mediterranean's most pristine waters. Whatever your personal predilections, Sicily and its dozen-plus offshore islands offer enough activities to build an entire vacation or life around.

As if its classical heritage weren't formidable enough, Sicily is bursting at the seams with artistic and architectural gems. In a short walk around any of the major cities, you'll see Arab domes and arches, Byzantine mosaics and Norman palace walls. Circle around Sicily and you'll find a stunning array of baroque architectural masterpieces, from the golden-hued domes and palaces of Noto to the multi-tiered cathedral facades of Ragusa and Modica. Meanwhile, throughout the island, you'll find yourself stumbling upon the evocative remains of Greek, Roman, Arab, Norman, French and Spanish castles. Cultural riches and remains are one of the island's most distinctive attractions.

MAIN FEATURES:

- 186m² of living space
- 1360m² plot
- 2 Bedrooms with potential for 3



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- 2 Bathrooms - Selected Contents Included
 - Private Parking
 - Private Garden
 - Stunning Views
 - Close to essential amenities like such as supermarkets and pharmacies
 - Close to many excellent bars and restaurants
 - Great base from which to discover other fantastic areas of Sicily
 - 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

Condition: Excellent

Tenanted: Yes

Common

Bedrooms: 2

Bathrooms: 2

Finished sq. ft.: 186 sq m

Lot Size: 1360 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.921.218

