

**for sale in Letojanni**  
**€ 1.300.000**  
**Ref. 2334**



**300 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 11**

A few steps from the beach on the Letojanni coast and 5 km from the centre of Taormina, we offer for sale a portion of a castle including the main floor with courtyard and two outbuildings of approximately 60 m<sup>2</sup>.

Palazzo Silipigni is a small crenellated castle, in neo-Gothic style, also consisting of a tower, called Torre Baglio, built in the 16th century. Thanks to a careful architectural restoration, dating back to the early 2000s, with its imposing cylindrical tower and crenellated parapets, the Palace still displays its splendid Neo-Gothic Castle style intact. The complex is accessed by a driveway gate that leads into a large private courtyard, on the right of which we find the eighteenth-century church of S. Antonio, donated by the family to the Diocese of Messina. From a second large iron door on the left side of the large courtyard, you enter the internal courtyard of approximately 150 square meters, tiled and adorned with exotic plants, jasmine, geraniums, fruit trees, a circular fish pond, a lava stone well and a decorative grotto. On the right side of the courtyard-garden are two annexes with exposed wooden beams and Consisting of a living room with kitchenette, bedroom, and bathroom. The first floor offers a 15 sq m veranda terrace. The master apartment comprises seven bedrooms, two bathrooms, a storage room, a tower, three balconies, and three terraces. The master apartment's living space has remained true to its 1920s design, lending it a slightly retro feel.

## Certification

**Energy Class:** D

**EPglnr:** 139.43 kwh/□

## Features

Code: 2334

Reason: Sale

Address: Via Vittorio Emanuele, 70-83

Zip Code: 98037

Municipality: Letojanni

Total Square Meters: 300 sq.m.

Bedrooms: 7

Bathrooms: 5

Rooms: 11

State of Preservation: Excellent

: 1

Level: On two-levels

Total Floor: 2

Heating: Heating

Parking: Uncovered Parking

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Air-Conditioned

Alarm









