



Villa for Sale in Mascali

€ 750.000 negotiable

Ref. CBI175-2667-419



320 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 12

Coldwell Banker is pleased to offer this one-of-a-kind solution.

Behind us, majestic Mount Etna, and in front, the Ionian coast, nestled between the Peloritani mountains, Castelmola, Taormina and in the background the Calabrian coast.

Located in one of the most exclusive and sought-after areas of the Ionian-Etnean hinterland, along the road connecting Puntalazzo and Montargano, this wonderful residence is nestled among ancient lava flows and large terraces home to olive, cherry, chestnut trees, and much more.

Dating back to the late 19th century, it has been finely restored with attention to every detail to preserve its original charm. Terracotta floors, lava stone doorposts, wooden window frames, and handcrafted elements and decorations enhance the property. At the same time, technology and innovation blend with the historical elements of the structure, making the home completely energy self-sufficient, thanks to a 40 kW photovoltaic system, storage batteries, etc.

The residence has a floor area of 320 square meters, 310 of which are usable on three levels. Outside, there are several outdoor spaces for socializing.

On the ground floor, there is a kitchen, bathroom, and a living room featuring a magnificent piano and several musical instruments. Adjacent is a study area, embellished with several architectural elements.



Terracotta brick arch, chestnut beams, exposed lava rock, hand-crafted decorations, floors decorated with rosettes...

On the ground floor there is an old kitchen with a wood-burning oven, a dining room, a living room and then the sleeping area, where there is a double bedroom, a single bedroom, a bathroom, a laundry room and adjacent to the stairwell, which leads to the second floor, where there is a wonderful and large bedroom with bathroom, panoramic window and view onto a small terrace which is also panoramic.

In the basement, a double garage, equipped with charging stations.

Beyond the residence, there is a plot of land of approximately 30,000 square meters, used for various purposes.

There are removable structures, which constitute the warehouses of the current company.

Some warehouses, on certain occasions, suitably equipped, have been the venue for musical and food and wine events, art exhibitions, etc.

Furthermore, for about ten years, the amphitheater designed in lava stone has hosted the renowned "Puntalazzo Jazz Festival," an event that has seen many international artists perform in a one-of-a-kind setting.

Due to its location, space, and characteristics, it is ideal for the construction of outdoor accommodations such as camping sites, tent sites, or tourist villages, glamping, or more generally, fixed and mobile accommodation solutions.

Some logistical information.

The property is located on the eastern side of Etna and is approximately 20 minutes from the sea, 35 minutes from Etna (Etna Nord - Piano Provenzana), 35 minutes from Taormina and 50 minutes from Catania Fontanarossa International Airport.

What more can we say? Contact us to discover this truly unique oasis of Sicilian tranquility and beauty.

YouTube link: <https://youtu.be/uAwIIAezdLM>

Certification

Energy Class: B

Property Informations

Address: Via Andronico, 21

Bedrooms: 3

Bathrooms: 3

Rooms: 12

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: Multilevel

Total floors: 3

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 13.000 meter

Kitchen: Eat-in kitchen

Garage: for two cars

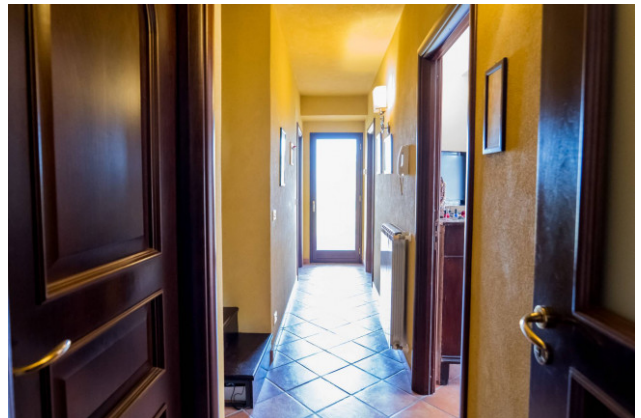






















COLDWELL BANKER
AURUM REAL ESTATE



0 1 2 5m
Via Andronico - Mascali (CT)
REF. CB175-2667-419

Formato Stampa A4 - Scala 1:100
Il presente elaborato è redatto collegando il proprietario, il venditore o il locatore all'interlocutore METACASA.
La disposizione attuale è in scala grafica e rappresenta l'effettiva stato di fatto.

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Via Andronico - Marsili (CT)
REF. CB175-2607-419

Formato Stampa A4 - Scala 1:100
Il seguente elaborato è redatto utilizzando la planimetria ricevuta.
Non è stato verificato con rilievo planimetrico dell'immobile.
La disposizione attuale e la scala grafica potrebbero differire dallo stato di fatto.
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