



Villa for Sale in Mascali

€ 750.000 negotiable

Ref. CBI175-2667-419



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

A Sustainable Work of Art Between Mount Etna and the Ionian Sea - A 19th-Century Historic Home with a Private Amphitheater in Puntalazzo

Coldwell Banker is pleased to exclusively present an extraordinary property, designed for those seeking more than just a home, but **an authentic Sicilian lifestyle experience**. Perched in a commanding position, the estate offers monumental panoramic views: behind it, the majestic silhouette of **Mount Etna, a UNESCO World Heritage Site**, and in front, the endless blue of the Ionian Coast, framed by the Peloritani Mountains, the medieval skyline of Castelmola and Taormina, and even a glimpse of the thin line of Calabria.

Located along the panoramic road connecting Puntalazzo and Montargano, this residence is immersed in a private park of approximately 3 hectares (30,000 m²), among ancient lava flows and large terraces home to olive, cherry and chestnut trees.

The Allure of History Meets Green Innovation (Eco-Luxury)

The manor house, dating back to the late 19th century, has a floor area of 320 square meters (310 square meters of floor space) on three levels and has undergone a masterful restoration. The original features blend with the excellence of Sicilian craftsmanship: fine terracotta floors decorated with rosettes, doorposts and portals made of Etna lava stone, solid wood window frames, chestnut beams, and entirely hand-crafted decorations.

Beneath this historic guise beats a zero-impact technological heart. The property is completely energy independent thanks to a massive



40 kW photovoltaic system served by state-of-the-art storage batteries and charging stations in the double garage: the perfect fusion of history and future.

Architecture and Distribution of Interior Spaces

- **Ground Floor (Entertainment and Conviviality):** A sumptuous living room, currently designed to accommodate a grand piano and musical instruments, features striking terracotta brick arches and exposed lava rock. Adjacent is an elegant study area. This floor also features an authentic historic kitchen with an antique wood-burning oven, a separate dining room, an additional flowing living room, a laundry room, a bathroom, and a first sleeping area with a master bedroom and a single bedroom.

- **Second Floor (The Master Suite):** The elegant staircase leads to the upper floor, dedicated entirely to the master bedroom. This intimate and exclusive space features an ensuite bathroom and a spectacular panoramic window that opens like a living painting of the coast, complemented by a wonderful private terrace.

- **Basement:** A convenient double garage, ideal for classic or luxury cars, already equipped with an electric charging infrastructure.

A Unique Stage in the World: Culture and Business

The truly internationally unique feature is the private amphitheater designed from lava stone, which for over a decade has been the official home of the renowned "Puntalazzo Jazz Festival," an elite event that has seen world-class artists perform in an unparalleled setting. The property also features mobile structures (company warehouses) that, when suitably equipped, have hosted art exhibitions, fashion shows, and private food and wine events.

International Investment Potential

Given its location, size, and prestige, the property is ideal both as a luxurious private retreat and for the development of high-end hospitality projects, such as:

- Exclusive Boutique Hotel or Charming Relais.
- Five-star luxury glamping or eco-friendly experiential tourist village.
- Elite location for international weddings, corporate events, and cultural/holistic retreats.

Connections and Strategic Logistics

- Ionian Sea / Beaches of the Ionian Coast: 20 minutes
- Etna Nord (Ski and Hiking Resort - Piano Provenzana): 35 minutes
- Taormina (The Pearl of the Mediterranean): 35 minutes
- Catania Fontanarossa International Airport: 50 minutes

All you have to do is contact us to discover this authentic 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	

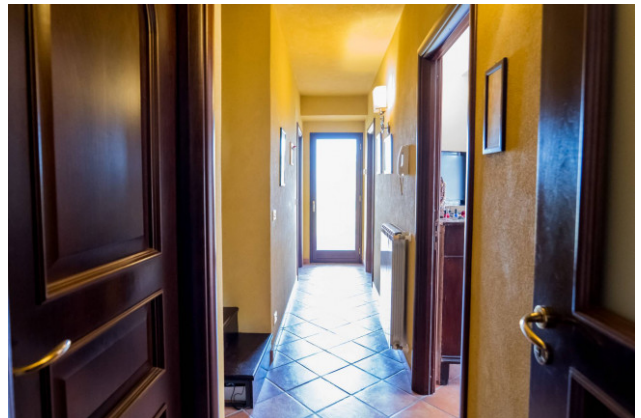






















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0 1 2 5m
Via Andronico - Mascali (CT)
REF. CB175-2667-419

Formato Stampa A4 - Scala 1:100
Il presente elaborato è redatto collegialmente e rappresenta l'intero
Nodo di stato finalizzato all'oggetto in oggetto dell'incarico.
La disposizione attuale è la scala grafica a prescindere dell'altro stato di fatto.
Progetto redatto da:
METACASA

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Via Andronico - Marsili (CT)
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Formato Stampa A4 - Scala 1:100
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La disposizione attuale e la scala grafica potrebbero differire dallo stato di fatto.
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