Villa for Sale in Viagrande
€ 1.100.000
Ref. CBI175-2671-520

420 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 15

THERE ARE PROPERTIES THAT MEET EVERY NEED.....
AND THEN THERE ARE HOMES THAT TELL A LIFESTYLE.
THIS VILLA IS ONE OF THOSE!!

A residential excellence at the foot of Etna:

In the heart of Viagrande, in one of the most exclusive residential areas on the slopes of Etna, stands a residence that interprets the contemporary concept of living with absolute elegance.
A place where architecture, design, technology, and nature coexist in perfect harmony, creating a property designed for a clientele seeking exclusivity, privacy, and uncompromising quality.
Built in 2010 and undergoing a complete renovation in 2024, the villa extends over approximately 420 square meters, spread over two levels, designed to offer representative spaces, great livability and extraordinary versatility of use.
The presence of two independent entrances, elegantly connected by a marble staircase, allows the property to be experienced as a single prestigious residence or as two completely independent residences, an ideal solution for multigenerational families, guests, or service personnel.

Important: The owners' request for interior photography is incomplete. For further details, please contact us.

One level features an entrance hall that leads into a magnificent triple living room, embellished with a pellet fireplace, where natural light enhances every architectural detail and creates an atmosphere of refined welcome.
The spacious and perfectly organized kitchen is a natural extension of the living area, designed for sharing moments of conviviality in a setting of absolute comfort.
The sleeping area includes three elegant bedrooms, two finely finished bathrooms, one with a whirlpool tub and the other with a hydromassage shower and sauna, as well as a functional laundry room.
The second level, completely independent, houses a further living area with a lounge, a living room, a second eat-in kitchen, a bedroom, a suite with private bathroom and an additional bathroom.
Each space has been designed to ensure brightness, privacy, and continuity between spaces, with refined finishes and selected materials to offer an elegance destined to last over time.
Outside, the property is surrounded by a meticulously landscaped garden, adorned with Mediterranean plants and fruit trees, where every detail is designed to provide an experience of absolute serenity.
A charming ornamental pond becomes the focal point of the landscape, while the automatic irrigation system keeps the greenery always impeccable.
The large covered parking area, complete with a charging station for electric and hybrid vehicles, demonstrates the property's commitment to modern and sustainable luxury.

This residence also stands out for its high energy performance, certified by the triple Energy Class A, an increasingly rare value in the luxury real estate market.
Amenities include:
• 10 kW photovoltaic system with storage system;
• autonomous energy production with significant reduction in management costs;
• air conditioning system with fan coils;
• heating with radiators and latest generation condensing boiler;
• pellet fireplace;
• air conditioning in almost all rooms;
• charging station for electric cars;
• 2,000-litre water reserve for domestic use;
• Hybrid system of 300 litres of sanitary water;
• 20,000 litre water reserve dedicated to irrigation;
• anti-theft
Each system has been chosen to ensure the highest level of efficiency, comfort, and sustainability, with intelligent consumption management.
A property destined to stand outIt is not simply a villa, but a residence capable of expressing a lifestyle.
A home designed for those who wish to live in a private setting, surrounded by the greenery and beauty of the Etna area, without sacrificing innovation, energy efficiency and authentic elegance.
A rare property, where every detail contributes to creating an absolutely prestigious living experience.

Property Informations

Bedrooms: 6

Bathrooms: 4

Rooms: 15

Internal condition: Restored

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

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Parking space: Covered

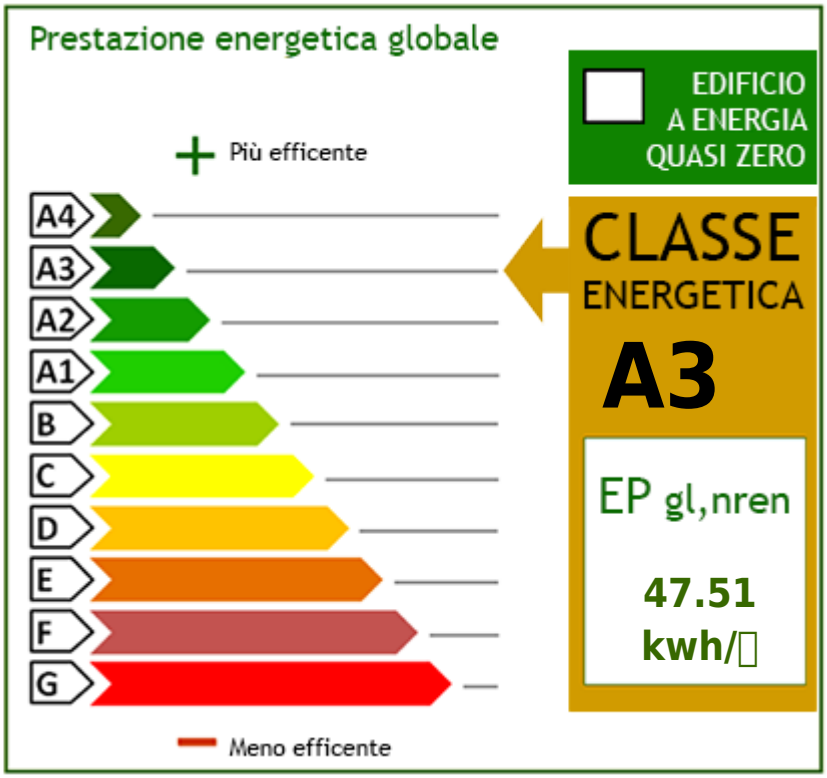
Date of construction: 2010

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private


Prestazione energetica globale
EDIFICIO
A ENERGIA
QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE
ENERGETICA
A3
EP gl,nren
47.51
kwh/
Meno efficente

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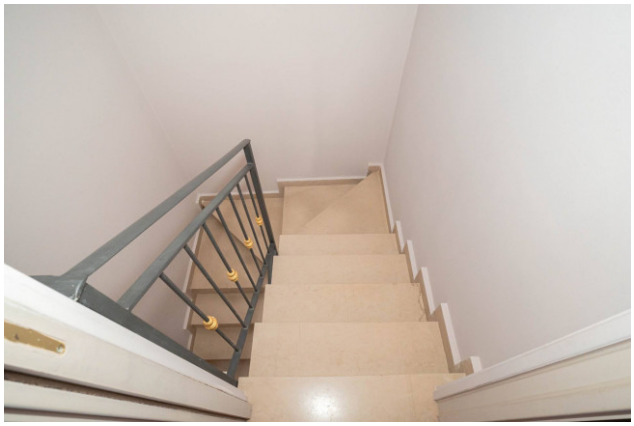

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