Sicilia

Castiglione di Sicilia

Ref. 6616: Historic villa in Castiglione at the foot of Mount Etna
Asking Price: € 300.000



Description

Exclusive historic villa in Castiglione di Sicilia at the foot of Mount Etna

Situated in one of the most picturesque locations on the northern slopes of Mount Etna, this exceptional property complex offers a unique blend of Sicilian history, gastronomy, nature and tourist attractions.
The property is situated in the heart of the famous Etna wine region. Nestled amongst vineyards and the impressive volcanic landscape lies a historic complex comprising the commercial premises of a renowned restaurant, a characteristic casale, an authentic palmento dating from 1870, several residential units and spacious outdoor areas.
The entire property covers approximately 5,000 m² of land, offering plenty of space, privacy and stunning views towards Mount Etna.
A special piece of Sicilian heritage
One of the absolute highlights is the historic palmento dating from 1870. This traditional wine-making structure serves as a tangible reminder of Etna's centuries-old wine-growing culture. It was precisely in this area that wine production flourished from the end of the 19th century onwards, resulting in the preservation of many historic wineries and palmenti.
The combination of authentic architecture, the rural setting and the proximity to the Etna vineyards gives the property a character that is hardly comparable to standard property listings.
Restaurant and spacious terraces
The commercial space of the existing restaurant covers an area of approximately 120 m² and is being sold as a property; the operation of the restaurant is not included in the sale.
- a panoramic terrace of approximately 300 m²
- a second terrace of approximately 100 m²
- 8 private parking spaces
- a location offering views over the surrounding countryside and Mount Etna

The spacious terraces offer interesting opportunities for hospitality, events, dinners, tastings or future tourism-related uses.
Living, letting or further development
In addition to the commercial section, the complex comprises two residential units that are already ready for use. There are also two further units that require renovation.
This creates an attractive combination of immediately usable spaces and development potential.
Depending on the intended use and the necessary planning permissions, the property as a whole could be suitable for, for example:
- a charming small-scale resort
- a country house or relais
- an agriturismo
- boutique accommodation
- a wine resort
- holiday rentals
- events and gastronomic activities
- a combination of private residence and tourist accommodation

A strategic location

The location is particularly appealing for those wishing to combine the authentic side of Sicily with tourism.
The Etna vineyards, walking trails and nature reserves are easily accessible from the property. The impressive Gole dell'Alcantara are also a short distance away.
As such, the property offers not only exceptional real estate value but also opportunities to capitalise on the growing interest in wine, nature and experiential tourism on Mount Etna.
A property for entrepreneurs and investors
This is no ordinary home, but a property with character, history and development potential.
The combination of approximately 5,000 m² of land, a historic palmento, commercial spaces, existing residential units, additional spaces to be renovated, large terraces and its location in the Etna wine region makes this an interesting property for an entrepreneur, investor or enthusiast seeking a unique Sicilian project.
A rare opportunity to acquire an authentic piece of Sicilian heritage and turn it into your own residential, hospitality or tourism concept.

Pictures



















Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6616
- Villa/Farmhouse
- Panoramic View
- 2 km to Village
- Garden
- Terrace
- Balcony
- Fire Place
- Airco
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 300.000

- Floorspace: 315 m^2
- SQM Plot: 5000 m^2
- Bedrooms: 6
- Bathrooms: 5
- Property Management
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.