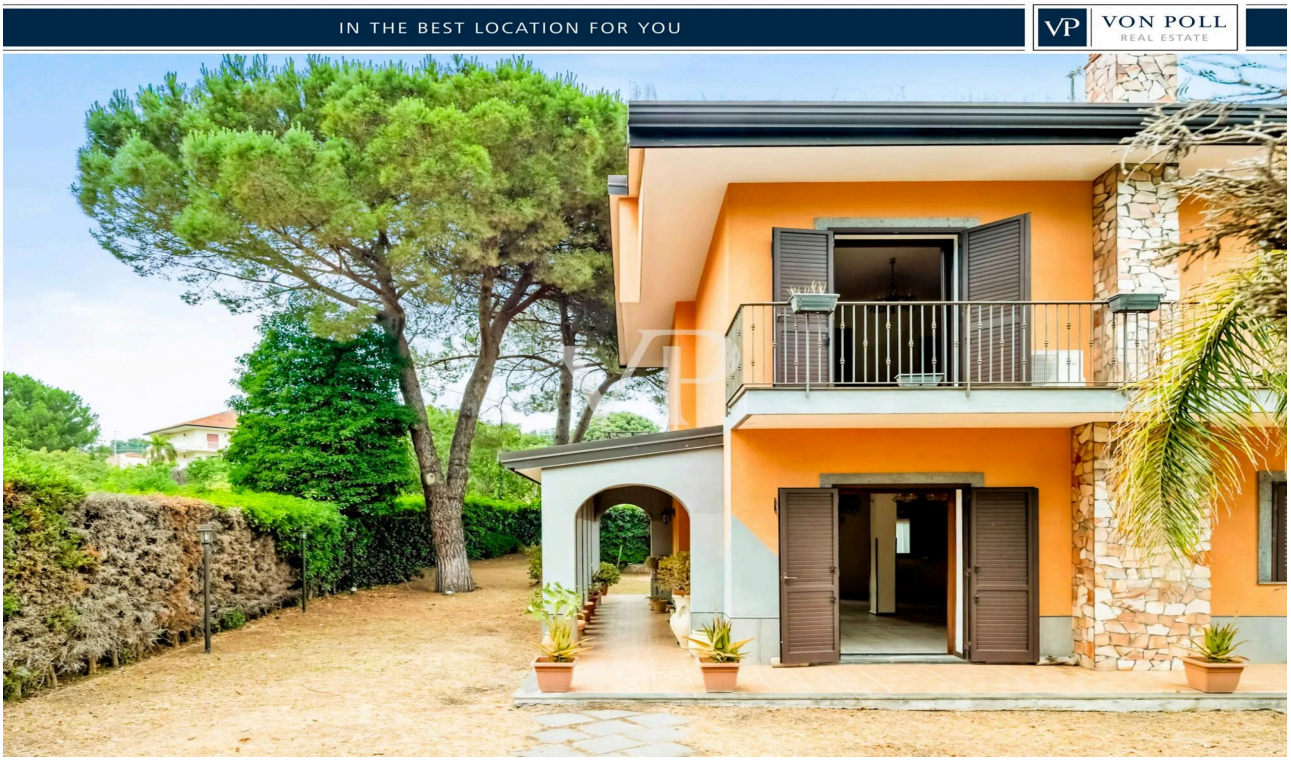
Mascalucia – Sizilien

Detached villa with a garden and a view of Mount Etna

Property ID: IT262943315



PURCHASE PRICE: 390.000 EUR • LIVING SPACE: ca. 171 m^2 • ROOMS: 8 • LAND AREA: 1000 m^2

Property ID: IT262943315 - 95030 Mascalucia – Sizilien

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Property ID: IT262943315 - 95030 Mascalucia – Sizilien

At a glance

Property ID	IT262943315
Living Space	ca. 171 m²
Rooms	8
Bedrooms	2
Bathrooms	2
Type of parking	2 x Car port

Purchase Price	390.000 EUR
House	Single-family house / Detached house
Total Space	ca. 223 m²
Equipment	Fireplace, Balcony

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Energy Data

Type of heating	Single-storey heating system
Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

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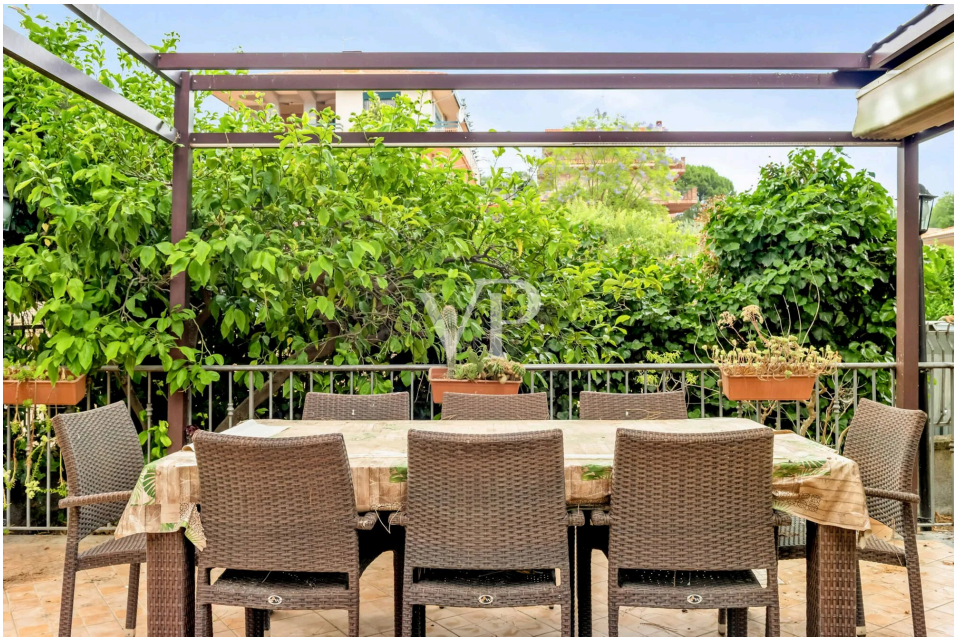
The property





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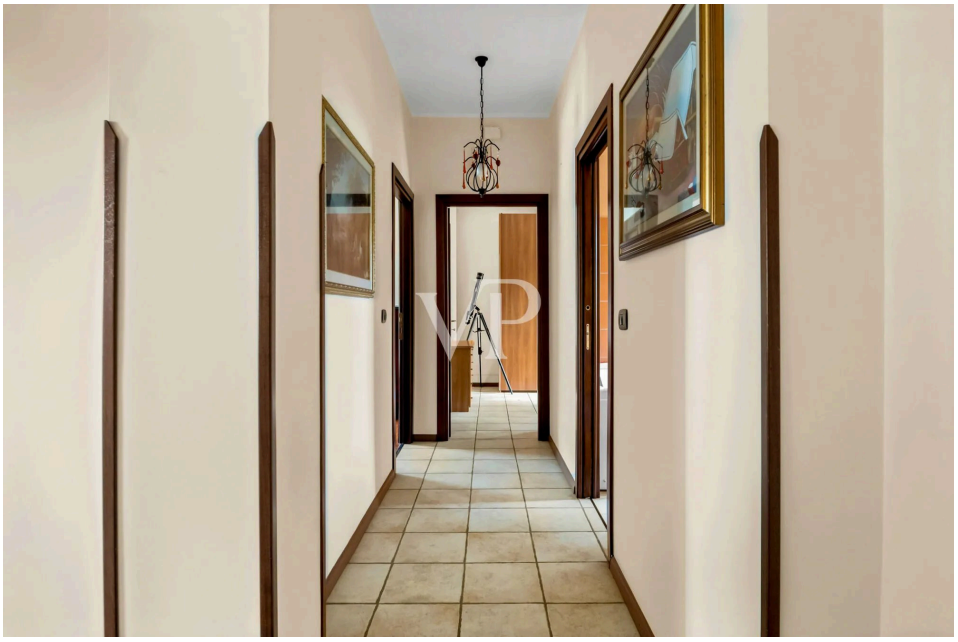
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The property



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Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Von Poll is offering for sale a stunning two-story detached villa located in the greenest part of Mascalucia, just a few minutes from Nicolosi and Mount Etna. The property, nestled in a lush private garden, stands out for its brightness and the extreme versatility of its spacious interior areas. Thanks to its two entrances and dual access—provided by both an interior and an exterior staircase—the property is already perfectly suited for conversion into a two-family home, offering maximum privacy and independence. The living area opens onto a spacious living room with a fireplace. This floor features a guest bathroom, a bedroom, and a kitchen-dining area, which opens directly onto a spectacular veranda. This space, entirely enclosed by large windows, is designed as a winter garden: a unique setting, immersed in the surrounding greenery, to be enjoyed in all seasons. From here, you can access a spacious terrace equipped with a barbecue, ideal for outdoor lunches and dinners. A convenient internal staircase leads to the first floor, dedicated to the study and the sleeping area. Here you'll find a spacious open-concept study, two bright bedrooms, and a luxurious master bathroom —designed as a true private spa—featuring a double sink, shower, and a two-person whirlpool tub. The entire first floor is served by two large balconies offering breathtaking views of Mount Etna. The villa is surrounded by a well-maintained private garden featuring ample covered parking and dual access—a pedestrian gate and a driveway. The outdoor area also offers the possibility of installing a swimming pool, which the property can arrange upon request with a separate quote. The location is strategic: residential and quiet, yet just a few minutes from the amenities of the town center and major transportation routes.

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Details of amenities

- Automatic Gate
- Fireplace
- Automatic Irrigation System
- Panoramic View of Mount Etna

The villa features a spacious garden, a working fireplace, and a bathroom equipped with a two-person whirlpool tub.
The automatic gate opens onto the garden, where the parking spaces are covered by a carport.
There is the option to build a swimming pool; a separate quote is available.

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All about the location

The villa's location offers quick access to hiking trails on Mount Etna; the main starting point is the Sapienza Refuge (Southern Etna), located 20.8 km away.

Relais San Giuliano Boutique Hotel De Charme
Grand Hotel Villa Itria
Etna Royal View

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Contact partner

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