



COLDWELL BANKER
AURUM
REAL ESTATE

Coldwell Banker Aurum Real Estate
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Agricultural Land for Sell in Sant'Alfio

📍 via fornazzo linguaglossa, Catania, 95010 (CT)

147.000€



Contact info



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Description

Exclusive 1.5 Hectare Land with Rustic House in the Heart of the Etna Park – Sant'Alfio (CT) Coldwell Banker is pleased to offer for sale an extraordinary real estate opportunity located in the charming municipality of Sant'Alfio, precisely at Via Fornazzo Linguaglossa n. 41.

Immersed in a landscape of rare beauty, the property extends over a total area of 15,136 square meters and lies entirely within the renowned Etna Park, a UNESCO-protected area renowned worldwide for its exceptional biodiversity and the richness of its volcanic soil.

Access to the property via a private gate shared with another owner

Land Characteristics: The property extends over a vast plot of land measuring over 1.5 hectares. From a land registry perspective, the land is registered as a vineyard and hazelnut grove, reflecting its historic agricultural vocation and the highly fertile soil of Mount Etna. In fact, the estate today boasts a rich and generous presence of numerous olive trees, ready to be exploited for a niche, high-quality olive oil production.

Property Highlights: **Maximum Privacy:** The private gated entrance isolates the property from the outside passage, creating an oasis of absolute tranquility. **Versatility and Potential:** The combination of the large plot of land and the C2 farmhouse (with a new roof) offers endless possibilities, both as an agricultural investment and as a retreat immersed in nature. **Functional Layout:** The farmhouse's location, close to but not adjacent to the land, guarantees excellent independence and cleanliness of the spaces. **Strategic Location:** Located on Via Fornazzo Linguaglossa, the property perfectly combines the charm of natural isolation with easy road access. **Exclusive Context:** Operating or investing within the Etna Park means embracing a strong local brand, linked to excellent, international, and increasingly sustainable tourism.

Access and the Rustic Farmhouse The entire property is accessed through a private gate, ensuring maximum privacy, security, and independence.

Right at the entrance to the private property is a charming 55 sq m rustic farmhouse, registered in category C2. The property, offered for sale at €25,000, has been partially renovated and features a completely new roof, offering an excellent foundation for customization. The farmhouse is located close to the land but not adjacent to it, an ideal layout that allows the living/storage area to be kept separate from the agricultural area.

This proposal represents the ideal choice both for agricultural entrepreneurs wishing to launch a high-quality production and for amateurs seeking an exclusive estate rich in history in one of the most fascinating places in Sicily.

For more information or to schedule a viewing, please contact our Coldwell Banker consultants. The history and prestige of our global brand are at your service for your real estate projects.

Details



Property ID: CBI175-2675-510



Surface: 15136.00 m²

Images





