



COLDWELL BANKER
AURUM
REAL ESTATE

Coldwell Banker Aurum Real Estate
Corso Messina n. 57 - 95014 Giarre
P.IVA e C.F.: 05681350871
Tel.: 0952885281

Villino for Sell in Mascali

📍 VIA RAGAGLIA, Catania, 95016 (CT)

154.000€



Contact info



Coldwell Banker Aurum Real Estate

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Real Estate**

Phone: 0952885281
Email: aurum@cbitaly.it

Description

Splendid Detached Villa with Panoramic View and 1,600 sq m of Land in the Mascali / Presa Area (Piedimonte). An oasis of peace and independence between Etna and the sea.

Commercial area: 120 sq m | Land: approximately 1,600 sq m

If you're looking for a completely independent home, immersed in the tranquility and beauty of Sicilian nature, Coldwell Banker offers for sale an exclusive villa located in Mascali, at Via Ragaglia no. 8.

The property is located in a charming, panoramic and secluded area, far from other residential properties, ensuring maximum privacy, independence, and breathtaking views. Access to the property is via a private gate that opens onto the large plot of land.

The Property and Internal LayoutThe villa is spread over two distinct floors, offering a floor area of 80 m2, optimally distributed:

First Floor (Living Area): Featuring a functional layout and bright spaces, this floor comprises a large kitchen, a comfortable living room, two bedrooms, and a bathroom. The Perimeter Balconies: The upper floor is entirely surrounded by splendid perimeter balconies. This outdoor space is ideal for enjoying the extraordinary panoramic view at any time of day. Ground Floor (Storage Room/Warehouse/Garage): A large, versatile space on the lower level, ideal for use as a garage, tool shed, or hobby area. Outdoor Spaces: The true highlight of the property is the splendid 1,600 square meter plot that completely surrounds the property. This immense, flat space guarantees privacy and seclusion, perfect for creating a Mediterranean garden, a barbecue area, or for nature and animal lovers.

Key Features: Total living area: 120 sq m (80 sq m walkable space) Internal layout: Large kitchen, living room, 2 bedrooms, 1 bathroom Outdoor spaces: Perimeter balconies with panoramic views + Approximately 1,600 sq m of land Layout: 2 levels (Ground floor storage/garage + First floor living space) Total independence with access via a private gate and no adjacent residence Our recommendation: This property is perfect for those seeking a relaxing primary residence, as a splendid holiday home away from the hustle and bustle, or as an investment for a charming accommodation facility thanks to its splendid panoramic location. For more information or to schedule a viewing, please contact our agency.

Details



Property ID: CBI175-2675-517



Surface: 120.00 m²



Rooms: 5



Bathrooms: 1



Bedrooms: 2

Property Features



Current condition: **Free upon deed**



Surface: **120.00 m²**



Rooms: **5**



Bedrooms: **2**



Bathrooms: **1**



Kitchen: **Habitable**



Balconies: **Presente**



Shower: **Yes**



Parking space: **Covered**



Garage: **Quadruple**



Garden: **Private,**



Parquet : **Yes**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



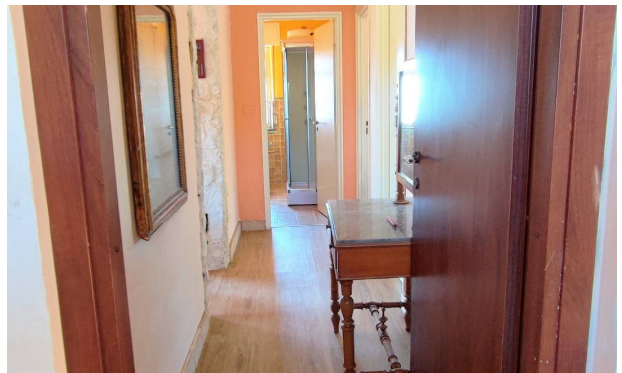
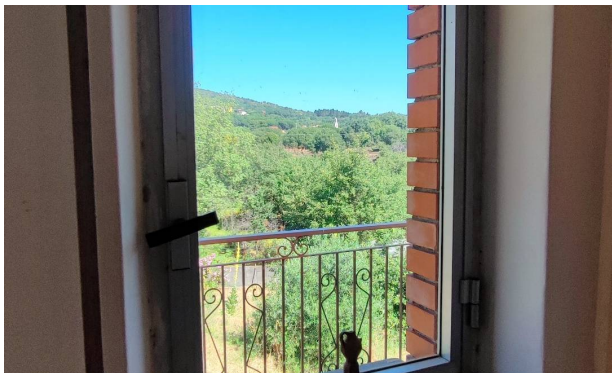
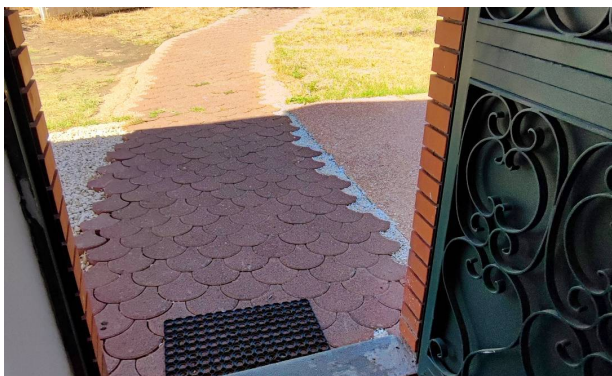
Shopping Centers



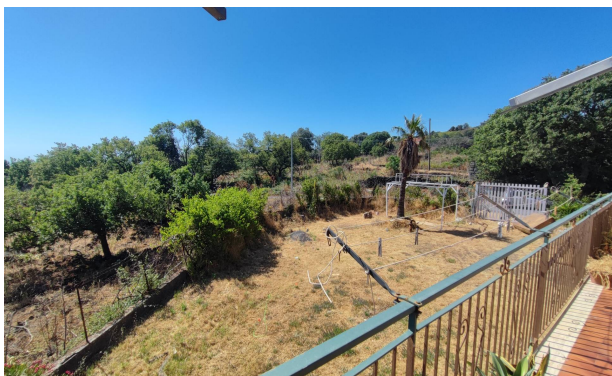
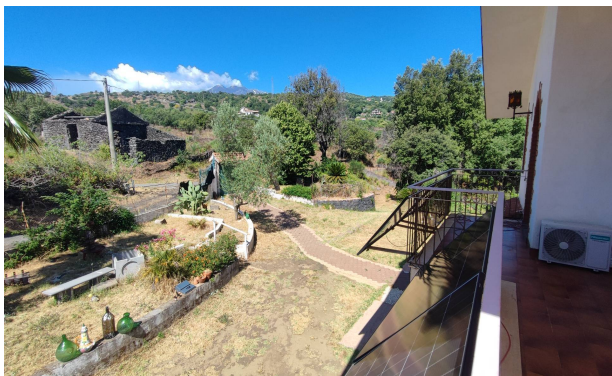
Municipal Offices / Town Halls

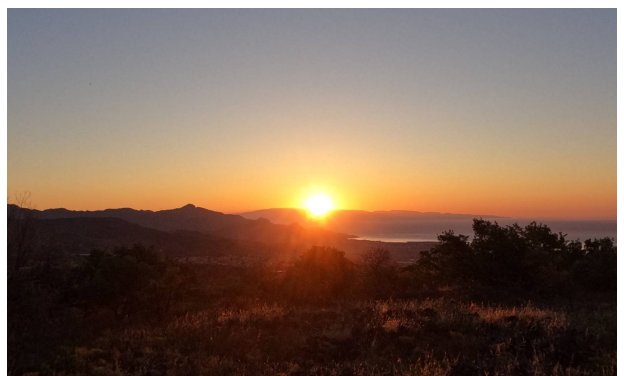
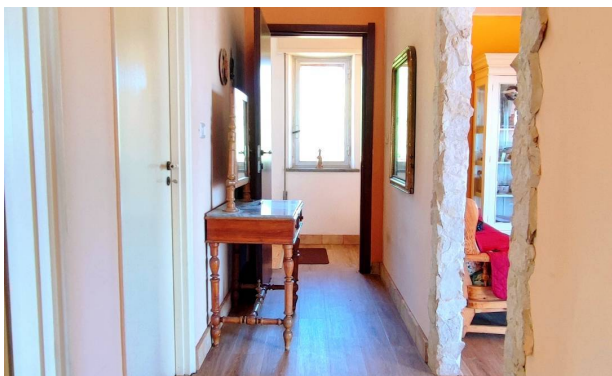
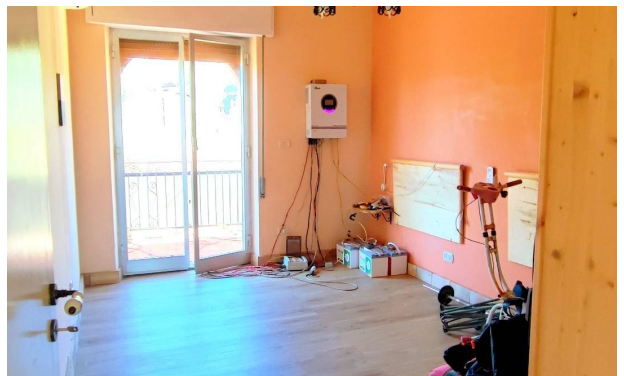
Images

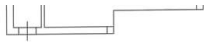




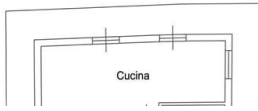








PIANO PRIMO
h=3.00



n=3.00



n=3.00

