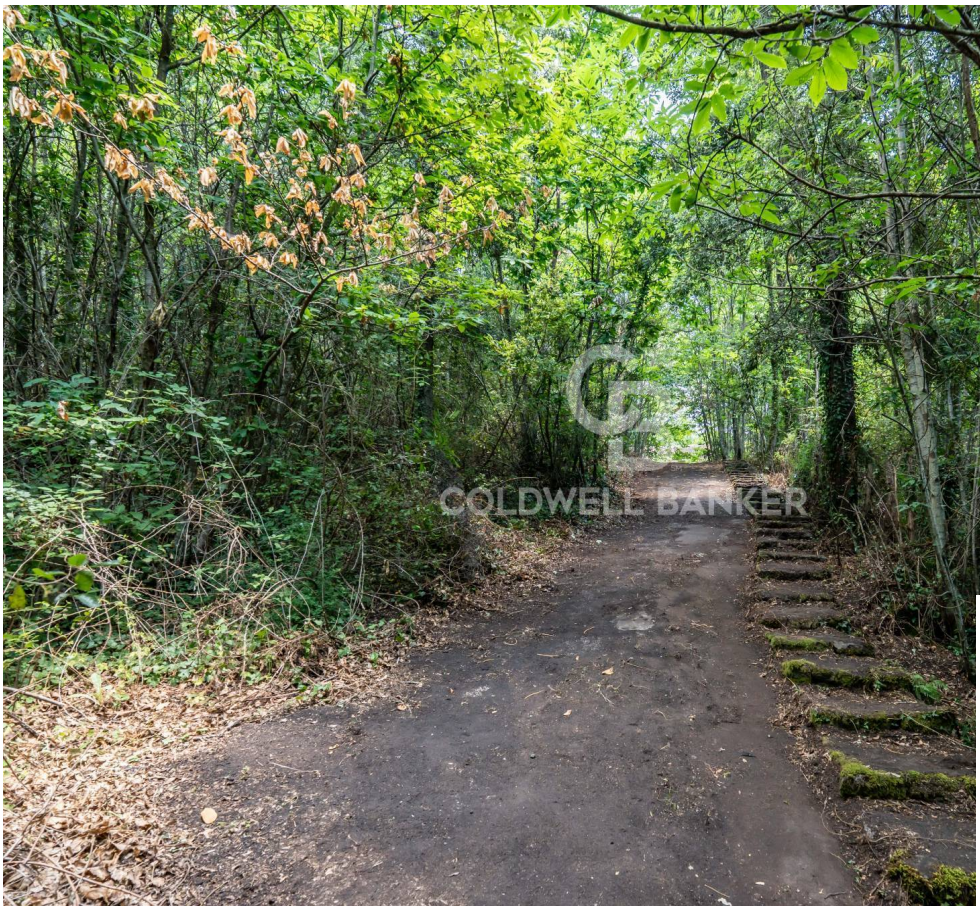
Coldwell Banker Arteka Group
Viale Cristoforo Colombo 41 - 95010 Acireale
P.IVA e C.F.: 04375360874
Tel.: (+39) 095 7648129

Villino for Sell in Trecastagni

Via Dottore Giuseppe Zappalà, Catania, 95039 (CT)

97.000€



Contact info

Coldwell Banker Arteka Group
Giusy Grassi

Phone: 3288215344
Mobile: 3288215344
Email: giusy.grassi@cbitaly.it

Description

Wooden Chalet for Sale in Trecastagni – Monte Ilice, Contrada Carpene – Etna Regional Park
Set in the breathtaking natural surroundings of the **Etna Regional Park**, in the Monte Ilice area of Contrada Carpene, we are pleased to offer for sale an exclusive wooden chalet immersed in nature, surrounded by peace, privacy, and the unique charm of the volcanic landscape.
The property is located next to the well-known **Etna Essence Chalet**, already established as a tourist accommodation facility, and enjoys a privileged position within a private woodland estate of approximately **2,000 sqm**, offering an exceptional opportunity for those seeking a residence surrounded by greenery or an investment in the hospitality sector.
The chalet was built by **Rubner Haus**, a leading company in high-quality prefabricated wooden homes, and features a solid **92 mm thick fir wood structure**, crafted using a semi-log technique with rounded external façade details, giving the property an authentic alpine character and distinctive architectural appeal.
Great attention has been paid to insulation and living comfort. The roof structure includes **rock wool insulation**, internal fir wood paneling, a tarred cardboard protective layer, and an external finish with **Wierer-type concrete roof tiles**. The floors and walls are also made of insulated fir wood paneling, incorporating rock wool and tarred cardboard layers to improve thermal performance.
The chalet is arranged over two levels connected by a charming wooden staircase.
The ground floor features a welcoming living area, a bedroom, a small bedroom, a bathroom with shower, a kitchenette, and a dining area. The layout has been designed to provide both functionality and comfort while preserving the warm atmosphere typical of mountain chalets.
The upper floor, overlooking the living area below, includes two additional bedrooms, a bathroom, and a second living space, creating a pleasant sense of openness and continuity throughout the property.
All rooms are equipped with **wooden double-glazed windows**, fitted with security grilles and protective shutters, as well as internal fir wood doors, maintaining the natural and elegant style of the chalet.
The property is equipped with an **independent septic system with Imhoff tanks**. The chalet obtained its certificate of occupancy in 2013 following a building regularization procedure.
The electrical system includes a solar panel installation, currently not in operation, while the water system requires refurbishment.
A truly unique opportunity for those looking for an exclusive retreat in the heart of Mount Etna's natural environment, combining quality wooden construction, privacy, and strong potential as either a private residence or a tourism-related investment.

Details

Property ID: CBI178-2729-1266	Surface: 140.00 m²
Rooms: 6	Bathrooms: 2
Energy Class: G EP glnr: 326.43 kwh/m²	Bedrooms: 3

Property Features

- Floor: Building
- Conservation status: Excellent
- Surface: 140.00 m²
- Rooms: 6
- Bedrooms: 3
- Bathrooms: 2
- Kitchen: Kitchenette
- Position: Isolated
- Balconies: Presente
- Shower: Yes
- Garage: Single
- Garden: Private,
- Terrace: Present

Images

COLDWELL BANKER

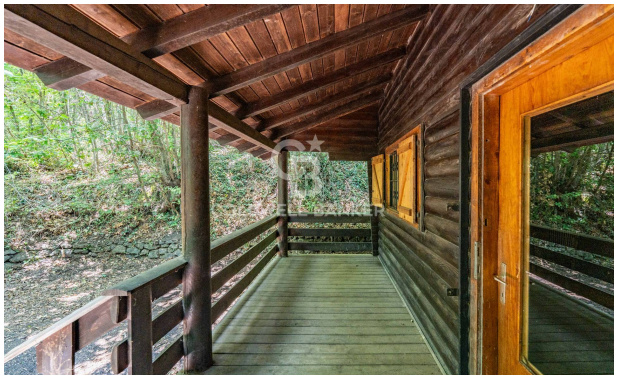
COLDWELL BANKER

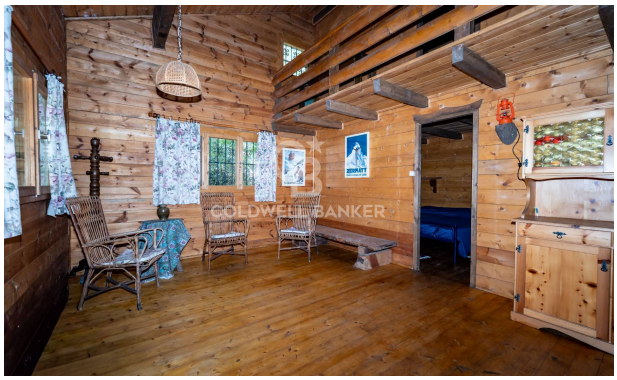
COLDWELL BANKER

COLDWELL BANKER

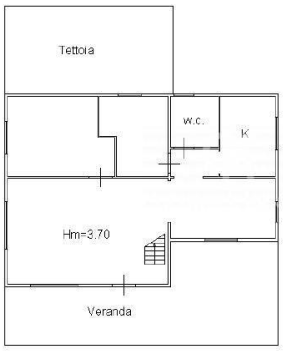
COLDWELL BANKER

COLDWELL BANKER

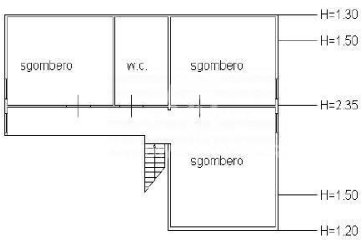
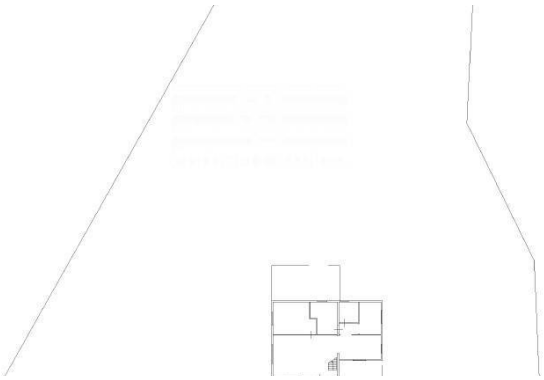



COLDWELL BANKER

COLDWELL BANKER



Piano Terra
H=2.25



Piano Primo
Hm=1.80