



## CONSULENTI IMMOBILIARI Luxury Property

AGENCY — CATANIA

SAN GIOVANNI LA PUNTA — SICILIA

# Panoramic Luxury Villa with pool and outbuilding, Catania - San Giovanni la Punta

€ 1.150.000

PRICE

500 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces





## DESCRIPTION


# Panoramic Luxury Villa with pool and outbuilding, Catania - San Giovanni la Punta


Close to but outside the city of Catania, in the heart of one of the most exclusive and sought-after residential areas between San Giovanni La Punta and Aci Bonaccorsi, we offer for sale an extraordinary property, surrounded by greenery and quiet, combining charm, technology and future potential. A Private Land of over 4.600 square meters houses three distinct building bodies: The main villa, an elegant residence of the early 1900s, now completely renovated with high energy efficiency interventions and modern comforts, An independent annex, perfect for guests or to create an autonomous working space, A rustic house with an approved project for the construction of a new and modern home on two levels, with independent access. All framed by a lush park, embellished with ancient olive trees, citrus trees, ornamental trees and a beautiful panoramic swimming pool with solarium area, ideal for living moments of relaxation and

conviviality with breathtaking views of Etna. The Main Villa A perfect balance between history and innovation. Built at the beginning of the 20th century, the residence has been expertly renovated with fine finishes and cutting-edge technological equipment: thermal insulation, photovoltaic system with storage batteries and hybrid hot/cold system guarantee comfort and sustainability. The interiors, spacious and bright, are striking for their elegance and attention to detail. The main living room with its double height blends harmoniously with the living area and the American kitchen, a real heartbeat of the house, perfect for those who love to live and share every space. A large panoramic terrace with patio gives a unique view of the garden and the pool, with Etna as a backdrop to your days. The ground floor is completed by a guest bathroom, laundry/ironing room, storage room and a practical pantry/cellar...

 **500 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **5**  
BATHROOMS

 **€ 1.150.000**  
PRICE

## FEATURES



WIDE SPACES



BOX CAR



CLASS A



GARDEN



SWIMMING POOL



CONSULENTI IMMOBILIARI  
Luxury Property

## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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