

## WINE ESTATE FOR SALE WITH VIEWS OF THE SEA AND MOUNT ETNA, SICILY

**Piedimonte Etneo – Catania – Sicily**



**Interiors**  
3,496 m<sup>2</sup>

**Bedrooms**  
9+

**Bathrooms**  
11+

**Total land**  
11.3 ha

**Vineyards**  
8.1 ha

**Bottles of wine**  
33,000 max

**Olive grove**  
1.5 ha

**Oil**  
1,000 kg

Set at the foot of the majestic Mount Etna, in one of the most evocative landscapes of Sicily, this 11.3-ha country estate captures the authentic soul of the island while potentially offering an elegant and comfortable lifestyle. Surrounded by rolling vineyards (8.1 ha) and open countryside, the property enjoys a privileged position with sweeping views that stretch across the fertile slopes of the volcano and, in the distance, toward the shimmering waters of the Mediterranean Sea.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2962 – TENUTA ETNA DOC

**TYPE:** wine estate

**CONDITIONS:** partially restored

**LOCATION:** hilly, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 3,496 square meters (37,617 square feet)

**TOTAL ROOMS:** 25+

**BEDROOMS:** 9+

**BATHROOMS:** 11+

**ANNEXES:** several buildings to be restored

**MAIN FEATURES:** historic cellar, Hispanic buildings, apartments for the guests, vaulted ceilings, wooden beams, original *palmento*, panoramic terrace, Etna DOC vineyards, olive grove, fruit orchard, parking area

**EXTERIOR:** 11.3 hectares (27.9 acres)

**VINEYARDS:** 8.1 hectares (20.0 acres)

**WINE PRODUCTION:** 33,000 bottles / year

**OLIVE GROVE:** 1.5 hectares (3.7 acres)

**OIL PRODUCTION:** 1,000 kg / year

**GARDEN:** yes, around the buildings

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (1km; 2'), Mascali (8km; 15'), Riposto (12km; 25'), Giardini Naxos (14km; 20'), Castiglione di Sicilia (15km; 25'), Taormina (22km; 25'), Acireale (31km; 35'), Catania (42km; 40'), Messina (66km; 55'), Milazzo (100km; 1h 30')

## CLOSEST AIRPORTS

Catania Fontanarossa (55km; 45'), Aeroporto dello Stretto (94km; 1h 40'), Comiso P. La Torre (131km; 1h 55'), Palermo G. Falcone & P. Borsellino (279km; 3h 10'), Trapani V. Florio (260km; 4h)

## TENUTA ETNA DOC

Set at the foot of the majestic **Mount Etna**, in one of the most evocative landscapes of **Sicily**, this **11.3-ha country estate** captures the authentic soul of the island while potentially offering an elegant and comfortable lifestyle. Surrounded by rolling vineyards and open countryside, the property enjoys a privileged position with sweeping views that stretch across the fertile slopes of the volcano and, in the distance, toward the shimmering waters of the **Mediterranean Sea**.

The heart of the estate is a beautiful **historic country home** where traditional Sicilian character meets tasteful contemporary elements. Carefully preserved architectural elements, mostly dating back to the Hispanic domination of Sicily, evoke the charm of the past, while modern comforts ensure a living experience defined by both sophistication and tranquility. The atmosphere is one of timeless elegance, where every space has been thoughtfully designed to enhance the beauty of the surrounding landscape. Some parts of the property require extensive restoration work, particularly in the areas that were once used as cellars: these feature beautiful rustic rooms with very high ceilings and traditional elements (including a perfectly preserved **palmento**) and could easily be brought back to a usable condition. The large basement space below has been renovated and converted into a beautiful event space, which can also be used as a wine cellar as needed.

Complementing the main residence is a charming **bed & breakfast** (7 apartments for a total of 18 beds), perfectly integrated into the estate. This welcoming accommodation provides an ideal opportunity to host guests seeking the authentic experience of Etna's countryside, while at the same time creating a natural source of supplementary income. The atmosphere is intimate and warm, combining rustic authenticity with the comforts expected by modern travelers. On the roof of the building, you'll find a **beautiful panoramic terrace** (over 350 m<sup>2</sup>) with a view of the sea on one side and Mount Etna on the other.

Extending around the residence are approximately **8.1 hectares** of prestigious **Etna DOC vineyards** (Alicante and Syrah), a remarkable feature that places the estate within one of Italy's most celebrated wine territories. The vineyard not only enhances the visual appeal of the property but also represents a valuable agricultural asset, offering the possibility of producing wines that reflect the distinctive volcanic terroir of the Etna region. The remaining surface of the estate (roughly 4,0 ha) is cultivated with **cherries** and **olive grove** (Nocellara dell'Etna and San Benedettese cultivars).

An **approved project** for the construction of a **swimming pool** further enriches the estate, promising the creation of a secluded outdoor retreat immersed in greenery. Once completed, this space will ensure the perfect setting for relaxation, where one can enjoy the Sicilian sun while overlooking the surrounding vineyards and countryside.

Thanks to its unique setting, its historic charm and the presence of a productive vineyard together with accommodation facilities, this property represents not only a remarkable private residence but also an outstanding lifestyle investment. Here, at the foot of Mount Etna, one can fully embrace the beauty, culture, and traditions that make Sicily one of the most captivating destinations in the Mediterranean.









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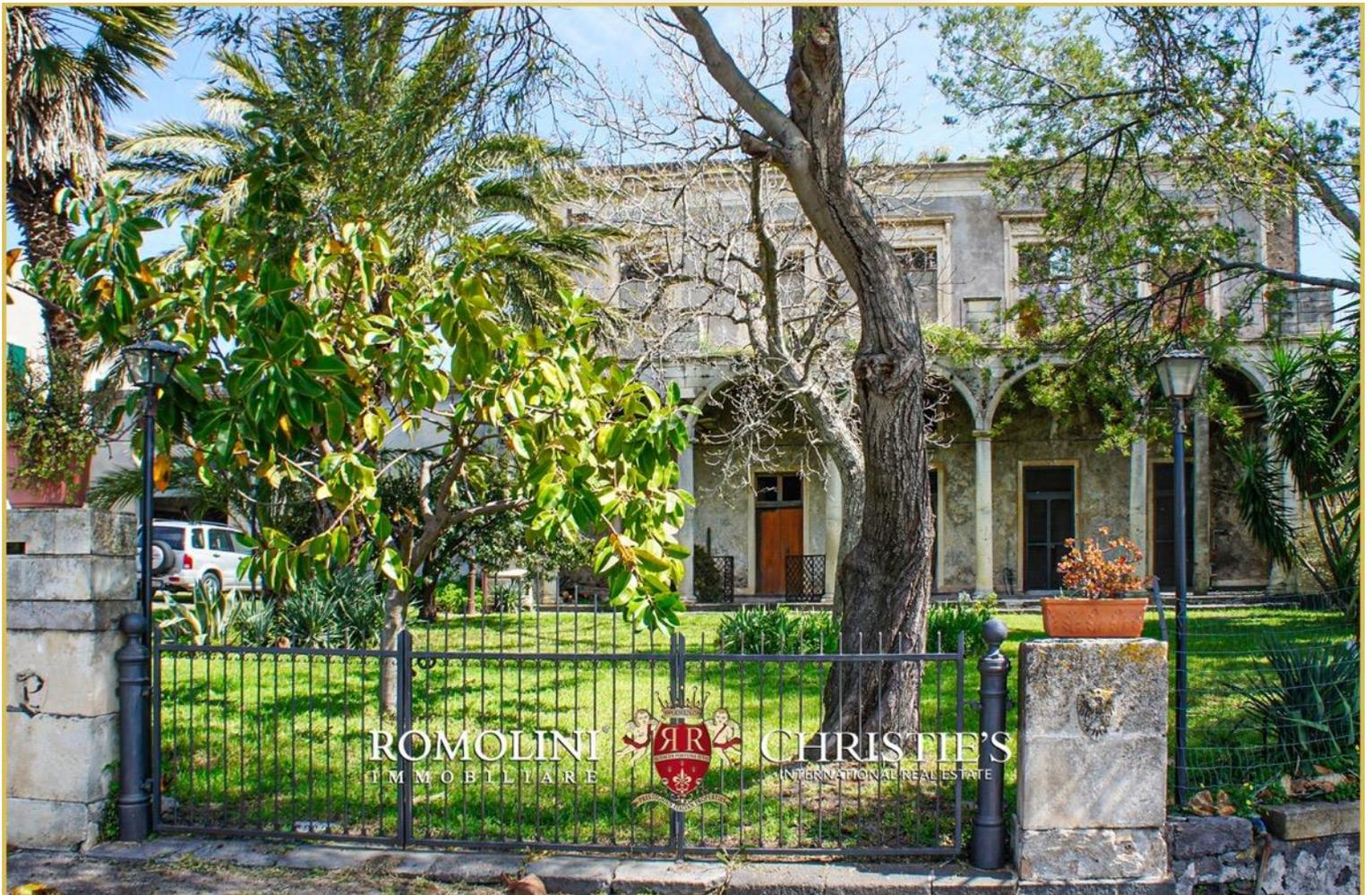
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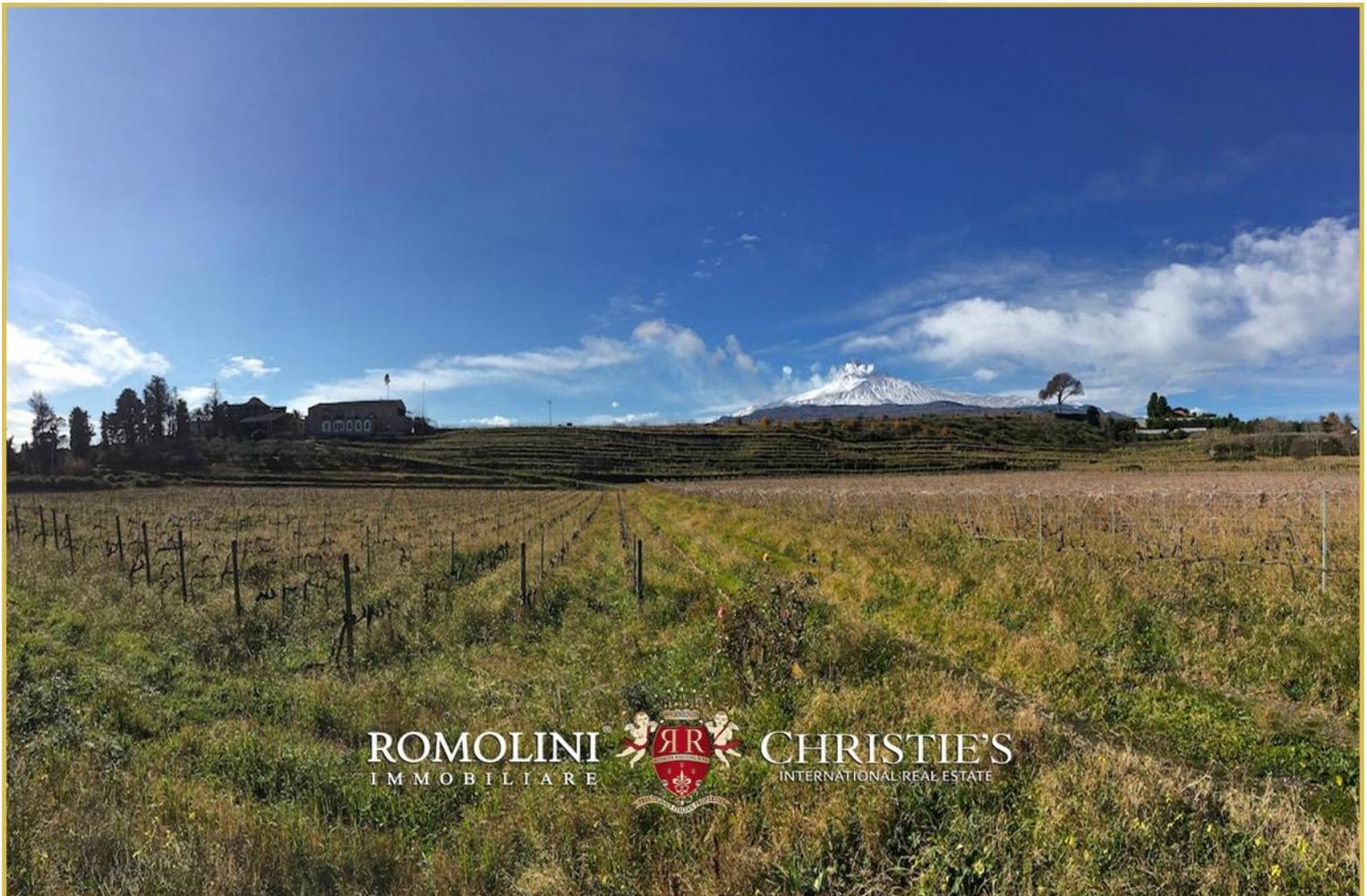
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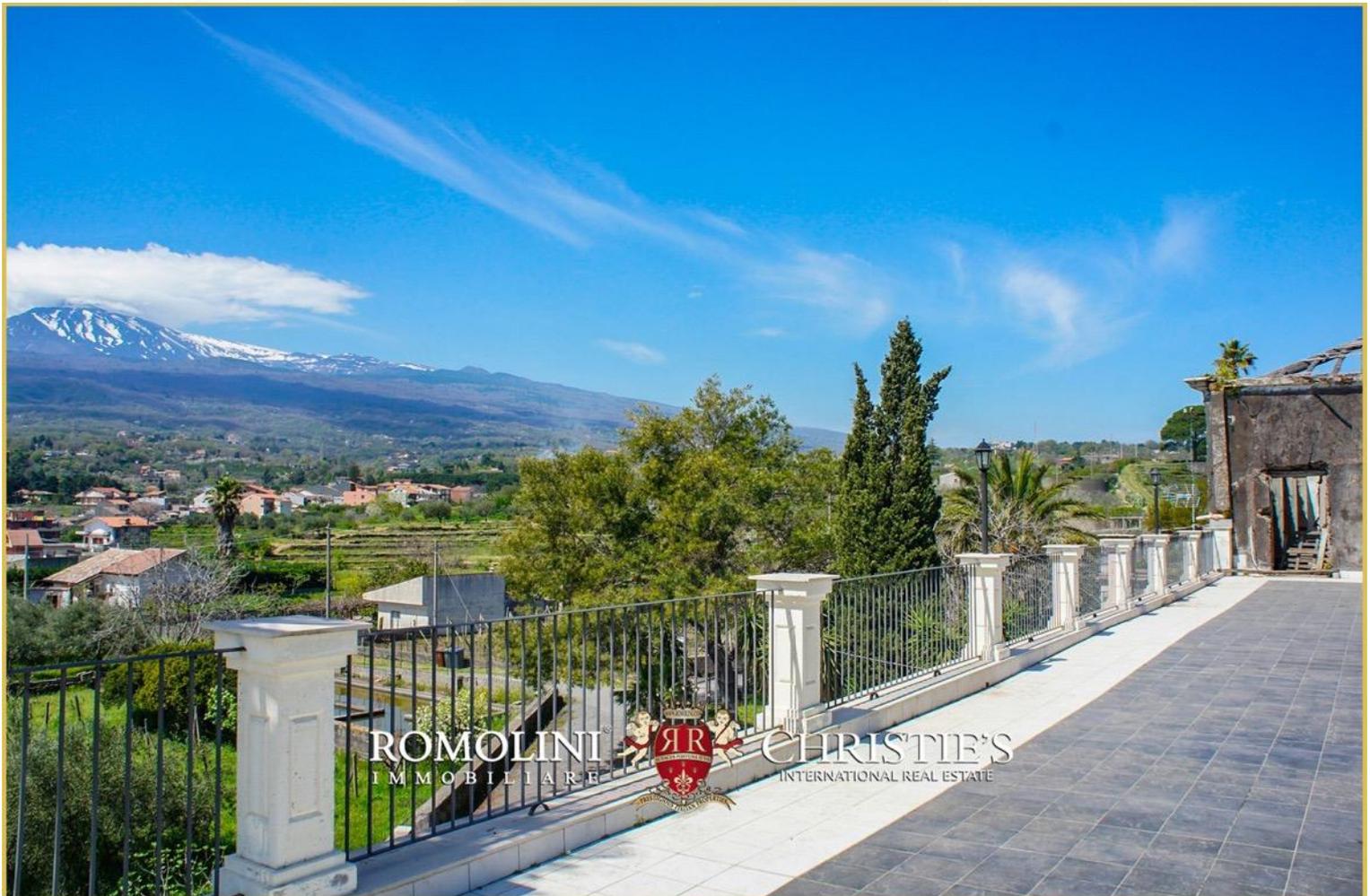
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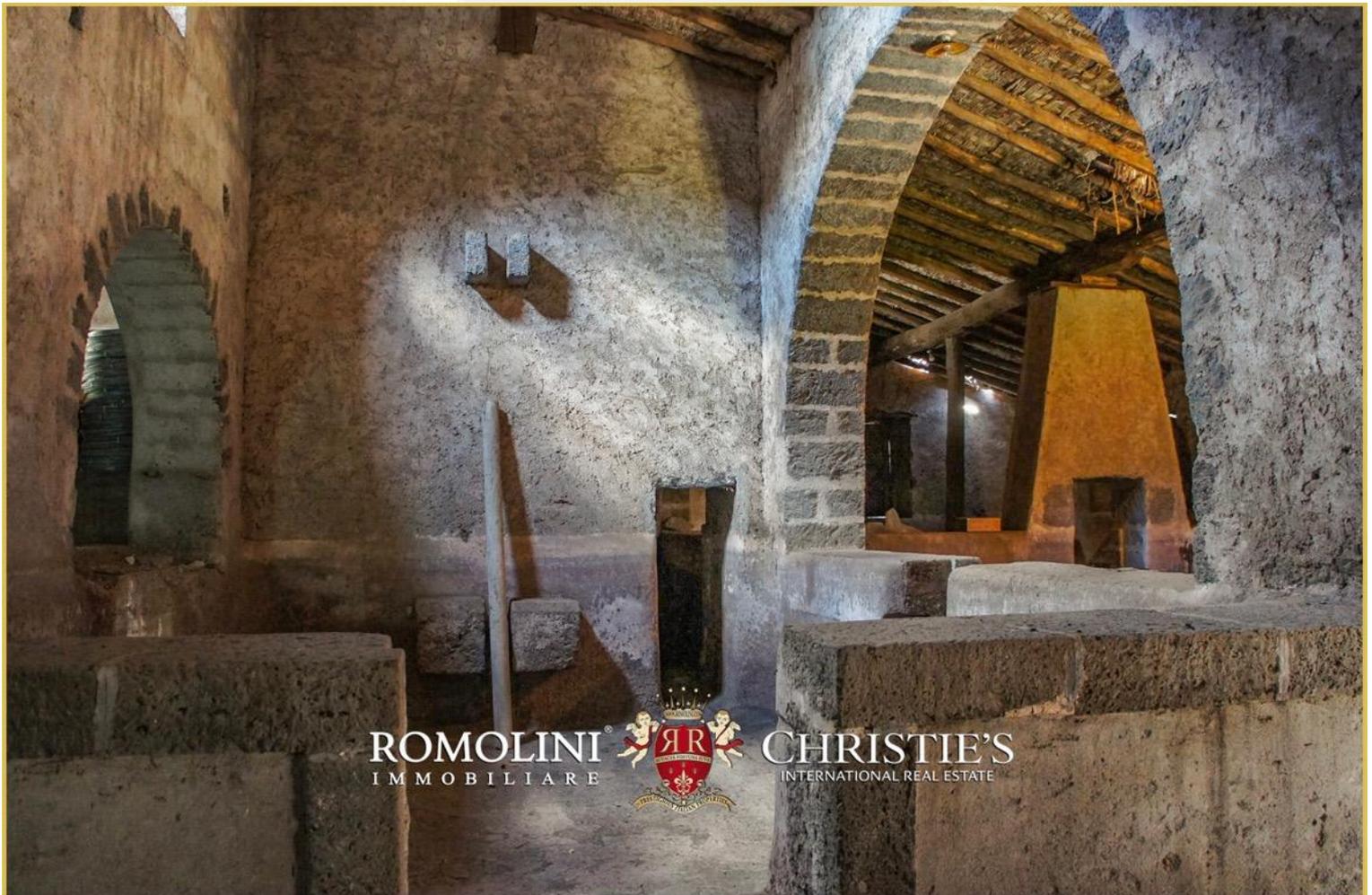
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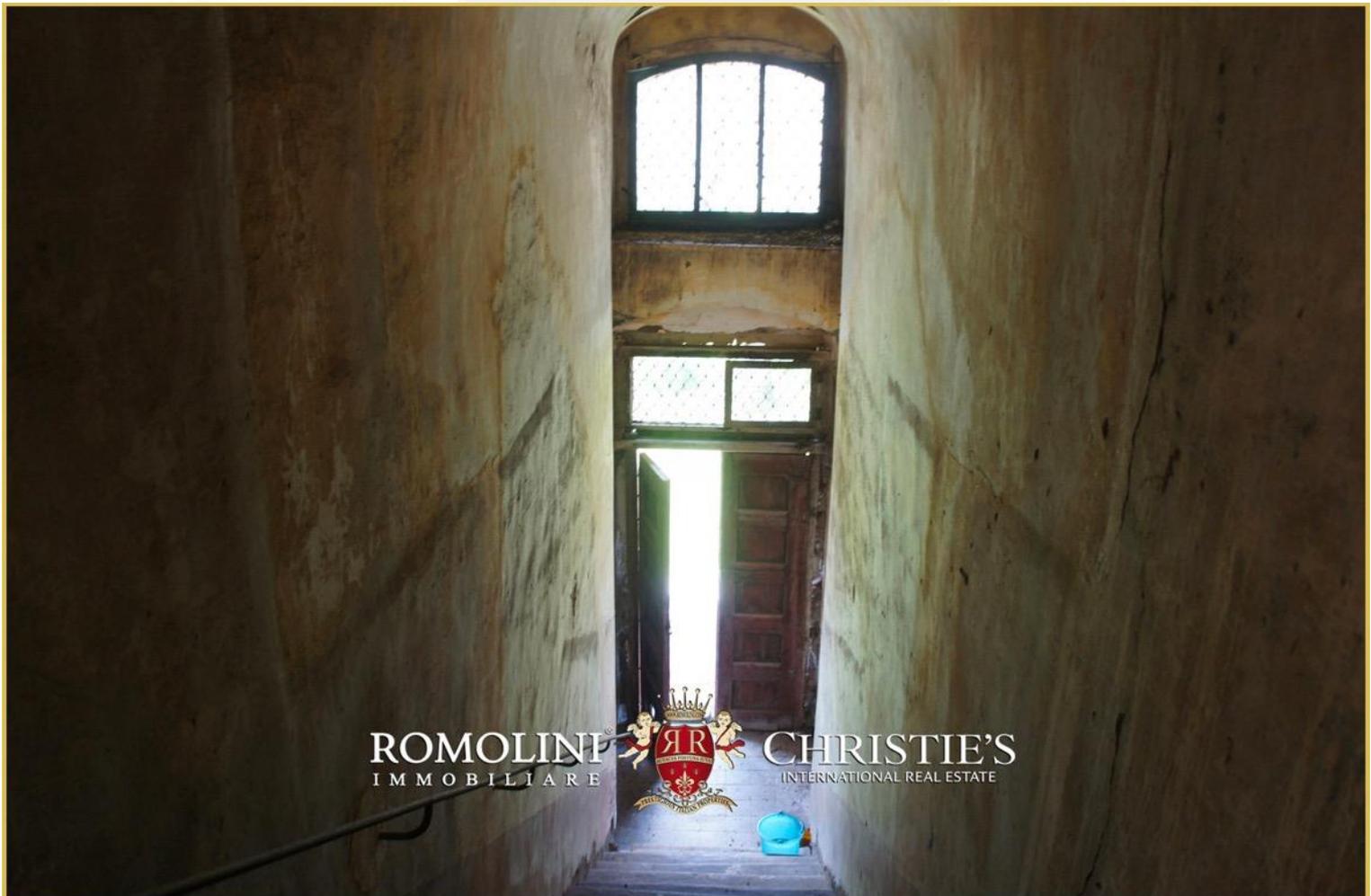
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