



**COLDWELL BANKER**  
AURUM  
REAL ESTATE

**Coldwell Banker Aurum Real Estate**  
Corso Messina n. 57 - 95014 Giarre  
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# Rustic/Farmhouse/Court for Sell in Giarre - Area: Macchia

📍 via zinghirino, Catania, 95014 (CT)

**738.000€**



## Contact info



Coldwell Banker Aurum Real Estate

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Real Estate**

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# Description

Coldwell Banker offers for sale a prestigious and charming farmhouse, located in Giarre, precisely at Via Zinghirino no. 5.

The entire property is immersed in the greenery of the Sicilian countryside, an exclusive natural setting that gives the property the appearance and substance of a completely independent residence, extremely private, panoramic, and immersed in the utmost tranquility.

**Property Description** The property extends over a surface area of approximately 958 m<sup>2</sup> (of which 506 m<sup>2</sup> is walkable), harmoniously distributed over three levels:

**Basement:** Spacious and versatile, ideal as a storage area, wine cellar, utility rooms, or additional service areas.

**Ground Floor:** The main entrance opens onto a spacious and dramatic living room with generous floor space, featuring wonderful panoramic windows that offer enchanting and evocative views of the coastline. On the same level are four comfortable bedrooms, each with its own private ensuite bathroom, and a professional kitchen, already equipped for catering, designed from the original design to accommodate an agritourism business.

**First Floor:** The remaining sleeping area hosts three further bedrooms, each with an en-suite bathroom, ideal for ensuring maximum relaxation and complete privacy.

The property is completed by the surrounding 14,608 m<sup>2</sup> of agricultural land, which envelops the structure, giving it total privacy and a view that ranges from the countryside to the sea.

**Investment Potential and Intended Use:** Thanks to its D/10 cadastral category (property for agricultural purposes), the functional layout of the spaces, and the presence of a professional kitchen already used for catering, the property represents a unique opportunity:

**Hospitality / Agritourism / Restaurant Business:** A ready-made solution for starting a charming agriturismo, a farm, or a sea-view event venue, boasting 7 en-suite bedrooms and a panoramic lounge.

**Charming Manor House:** Perfect for those seeking an exclusive, independent, and private residence, immersed in the peace of nature.

**Strategic Location and Connections** Located in a quiet and private location yet perfectly connected, the farmhouse enjoys an enviable geographical location in the heart of eastern Sicily:

**Quick Connections:** Just a few minutes from the motorway junction (A18), for easy travel along the coast.

**Between the Sea and the Volcano:** A short distance from the Ionian coast and famous beaches (Riposto, Fondachello, Taormina), and at the same time very close to the evocative parks and excursions of Etna.

**Airport:** Catania Fontanarossa International Airport is easily reached in about 30 minutes by car.

For more information, to view the documentation, or to schedule a viewing, please contact our Coldwell Banker agency.

# Details



Property ID: CBI175-2675-574



Surface: 958.00 m²



Rooms: 10



Bathrooms: 10



Bedrooms: 7

# Property Features



Floor: Multi-story



Conservation status: Excellent



Current condition: Free upon deed



Surface: 958.00 m²



Rooms: 10



Bedrooms: 7



Bathrooms: 10



Kitchen: Habitable



Position: Agricultural area



Balconies: Presente



Shower: Yes



Parking space: Covered



Garden: Private,



Safe: Yes



Terrace: Present

# 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



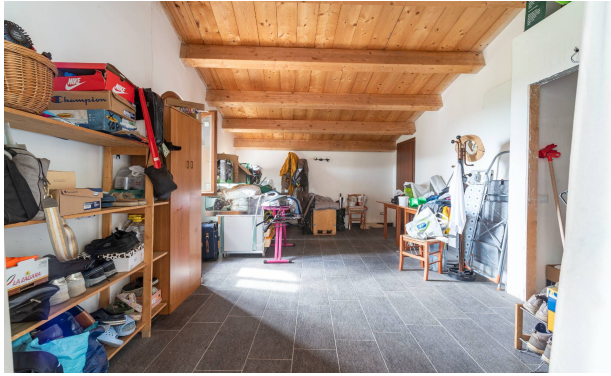
Shopping Centers



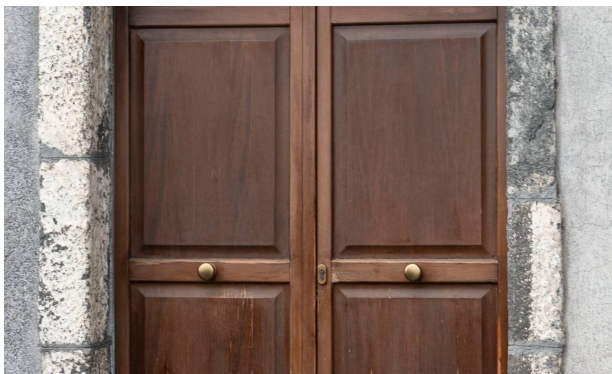
Municipal Offices / Town Halls

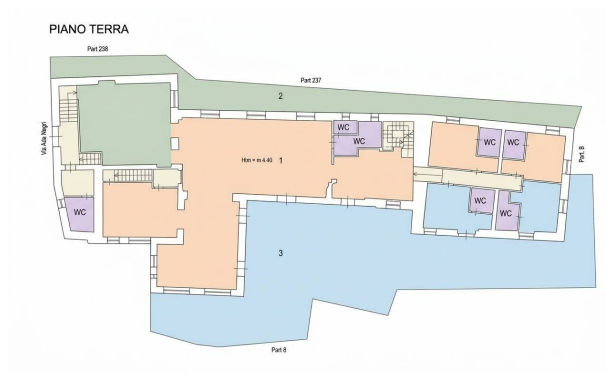
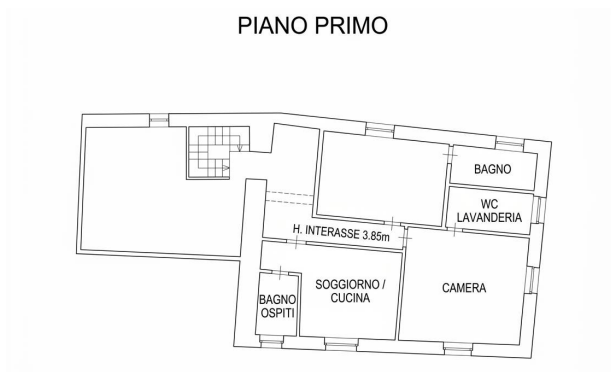
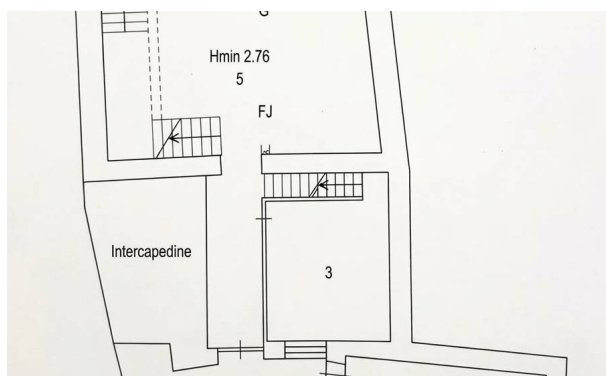
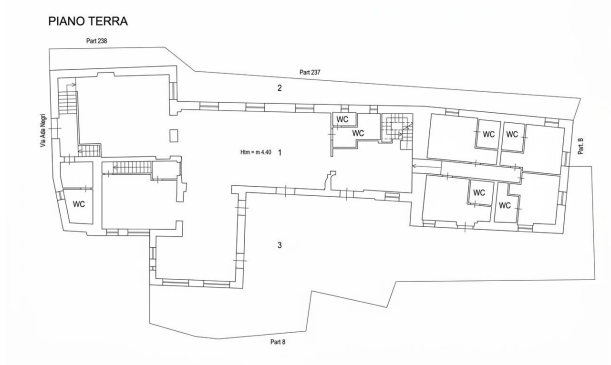
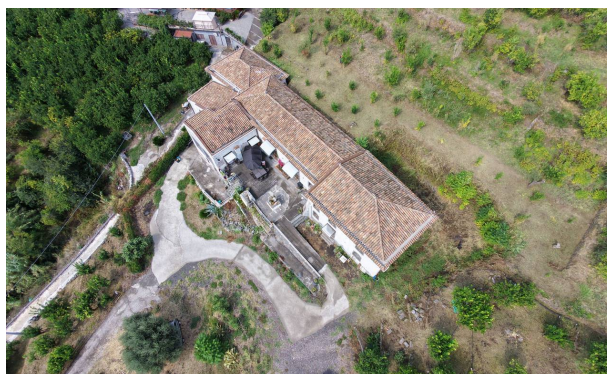
Images







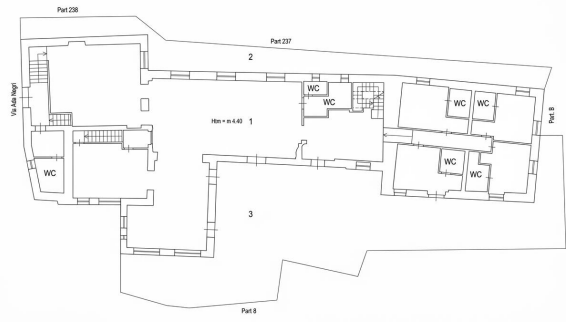




PIANO PRIMO



PIANO TERRA



PIANO PRIMO

