



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Valdina (ME) VIA MURAZZE 8

### Enchanting location with views of Aeolian Islands

Suspended between heaven and earth, this beautiful villa represents a location that is different from the usual, an exclusive place that allows you to enjoy a magnificent panorama and a bright environment with a modern and essential style that does not constrain.

It covers about 3 hectares in the municipality of Valdina, in a scenic spot overlooking the two valleys on which it stands, with a view stretching from the bay of Tindari to the Aeolian Islands and the Strait, nestled between two medieval villages with their castles. Currently used for special events, it can accommodate up to 230 guests in its main hall, an enchanting space that, surrounded by glass windows and equipped with a retractable roof, gives the sensation of being in a beautiful garden, but with the security of a retractable and totally airtight roof!

Plus about 2,000 metres of gardens and panoramic terraces

Next to the existing structure, which houses two banquet halls, a new location has been conceived that offers a magical breathtaking view of the Gulf of Milazzo and the Aeolian Islands.

Designed and built according to functional and aesthetic criteria of great visual impact, it can accommodate hundreds of guests in a serene and reassuring manner. The landscape and scenic context that the structure naturally offers to guests is enhanced by the architectural solutions, the eco-sustainable quality materials, the clean lines and the use of the large outdoor spaces now completed by the new terraces.

Valdina is a small agricultural centre situated on low tree-lined hills between Venetico and Roccavaldina at about 250 metres above sea level.

The history of Valdina, originally called Maurojanni, is largely linked to the vicissitudes of the Valdina family (from whom the village took its name) whose founder, Andrea, bought the village in 1509, at that time, in the status of a fief and a hamlet. The village remained under Valdina rule for about two centuries. From 1929 to 1948, the municipality was suppressed and aggregated first to that of Spadafora (until 1939) and then to that of Roccavaldina.

Valdina is, within the province, an important centre of the brick industry with numerous medium and small-sized companies. Agriculture is flourishing, oriented towards the production of vegetables, citrus fruits and fine grapes.

#### INFORMATION

Ref.	Sicilia 001
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	2009
Energetic Class	D 87.45

#### NUMBER

Rooms	24
Bedrooms	
Bathrooms	12
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1000
Garden	30000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Free Sides	4	Garden	Private
Type living	Dining room	Kitchen	Eat-In Kitchen	Heating	Independent
Heating Type	Heat Pump	Energy source	Elettric	Hot Water	Independent
Cooling	Split	Fixtures	Metal double glazed	Doors	Excellent
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile

## ACCESSORIES

Antitheft	Air conditioning	Barrier-free bathroom	Fireplace	Safe
Separate entrance	Swimming pool			

## IMAGES



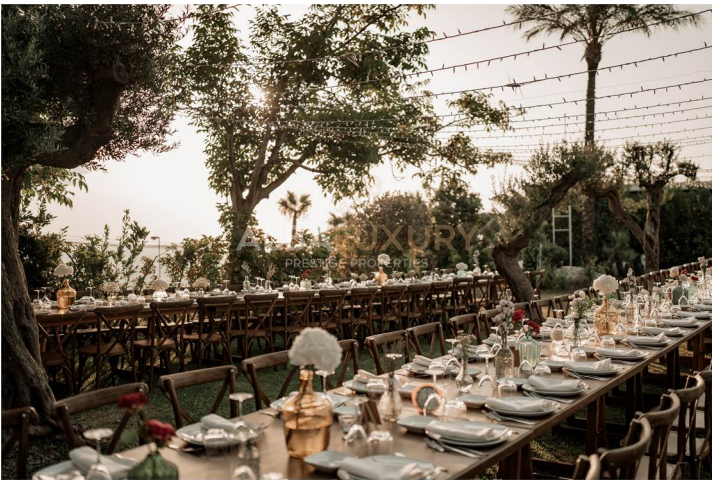


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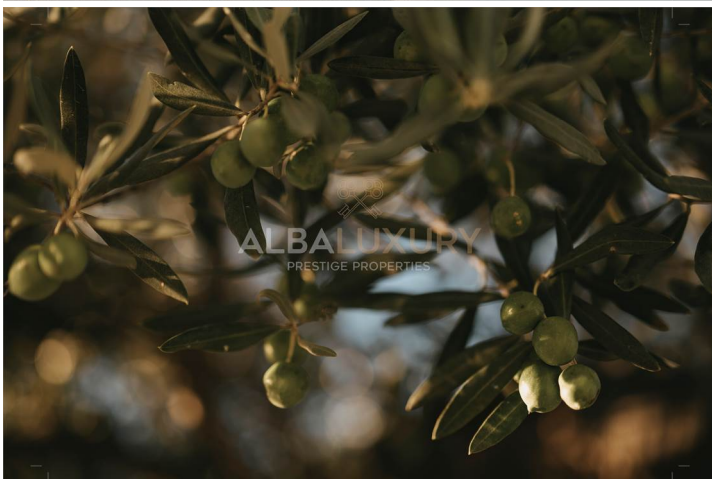


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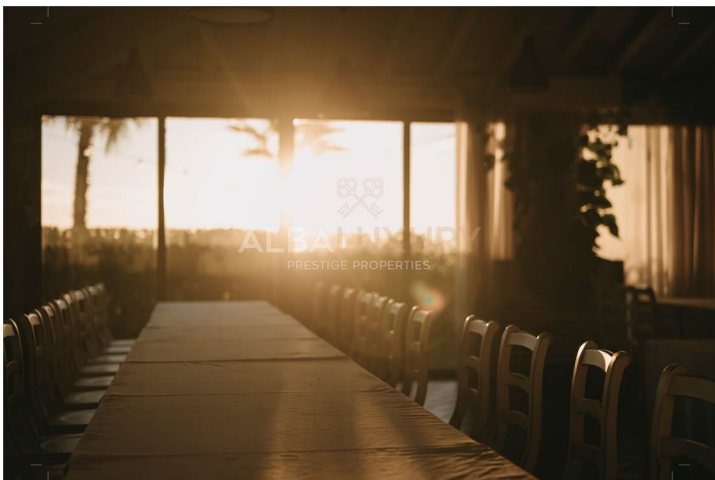


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