Sardegna

Arzachena

Ref. 6495: A villa full of potential, nestled in the green landscapes of Gallura. Set on approximately 3.8 hectares, with generous living spaces and a peaceful location near Arzachena, Cannigione and Palau, this property offers a wonderful opportunity to create your
Asking Price: € 450.000



Description

A villa with potential, nestled amongst the greenery of Gallura

In a wonderfully peaceful location, surrounded by the characteristic landscape of Gallura, lies this spacious villa currently under construction. A unique opportunity for those seeking privacy, space and the freedom to complete and furnish a home to their own specifications. Its strategic location near Arzachena also provides an excellent base for exploring the beaches, marinas and lively coastal towns of the Costa Smeralda.

The villa is spread over two levels. On the living floor, there is a spacious living room with a fireplace, a large kitchen-diner and three comfortable bedrooms. Two bathrooms and a separate guest toilet complete this floor. The layout offers plenty of scope to create a pleasant family home or a second home, with space both for gathering together and for retreating to one's own space.

The ground floor features an exceptionally spacious cantina/taverna with an imposing open-plan fireplace, a pizza oven and a toilet. Depending on the technical and legal possibilities, this versatile space is ideal for long dinners with family and friends, a hobby room, a studio or a cosy spot to entertain guests. There is also a large garage, ideal for cars, bicycles, water sports equipment and other outdoor essentials.

The property comprises two plots of land, measuring approximately 28,000 m² and 10,000 m² respectively, totalling around 3.8 hectares. The possibility of using the plots as a single unit makes this property particularly attractive for those who value outdoor space, nature and opportunities for landscaping. The second plot also features a ‘rudere' of approximately 40 m², an existing, dilapidated outbuilding that could potentially be restored, subject to applicable regulations and planning permission.

Although the villa is situated in a rural and peaceful setting, amenities are not far away. Arzachena is a lively town that is bustling all year round, with shops, restaurants, schools and everyday services. The nearby coastal town of Cannigione offers beautiful beaches, a marina and a relaxed seaside atmosphere. Palau is also within easy reach: a popular seaside resort and the departure point for boat trips to the spectacular La Maddalena archipelago.

Olbia's airport and port provide connections to the Italian mainland and international destinations.

Details

- Villa under construction, still to be finished
- Ground floor comprising a living room, open-plan fireplace and spacious kitchen-diner
- Three bedrooms, two bathrooms and a guest toilet
- Large cantina/taverna with a fireplace, pizza oven and toilet
- Spacious garage
- Two plots of approximately 28,000 m² and 10,000 m²

- A rudere of approximately 40 m² on the second plot, which could be restored subject to planning permission
- Quiet, green location near Arzachena
- An ideal base for exploring Cannigione, Palau and the beaches of north-eastern Sardinia

An interesting property for those seeking the space, location and basic structure to create their own Sardinian dream home, in a natural setting with the coast and amenities within easy reach.

Pictures





























Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6495
- Villa/Farmhouse
- Restoration Project
- Panoramic View
- 9 km to Sea
- 1.5 km to Village
- Garden
- Terrace
- Fire Place
- Garage: To be realised
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 450.000

- Floorspace: 280 m^2
- SQM Plot: 3800 m^2
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Good after renovation
- Condition of the Property: Partly to be renovated
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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