

# Sardegna

## Arzachena

Ref. 6272: Prestigious villa with panoramic sea views, two houses, garden, and pool between Porto Cervo and San Pantaleo.

Asking Price: € 2.240.000



# Description

The Property: Total land: 1.2 hectares with Single private entrance and Panoramic sea view from both homes, possibility to buy an extra piece of land at the entrance allowing to have two entrances and a great driveway loop with majestic giant rocks.

## Main Villa

- Spacious living room of 150 sqm
- Fully equipped kitchen
- 3 bedrooms
- 3 bathrooms
- Swimming pool
- Verandas and multiple sea-view terraces

## Dependance

- Large living room with open kitchen (45 sqm)
- 1 bedroom
- 1 bathroom
- Private sea-view terrace

## Prime Location

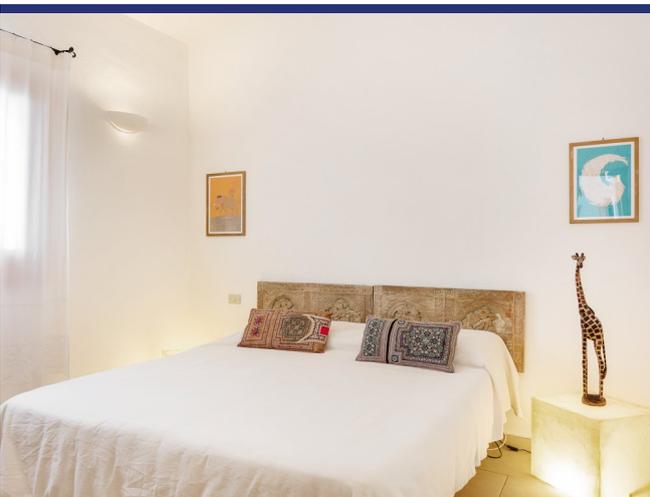
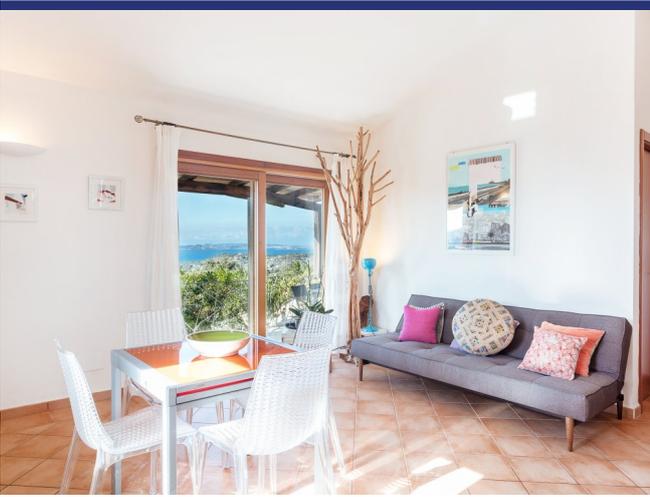
Ideally positioned in the dramatic landscape between Porto Cervo and San Pantaleo, the property offers the tranquility of the countryside while being just minutes away from the vibrant Costa Smeralda lifestyle. Perfect for own relaxation, an great ROI if renting the property.

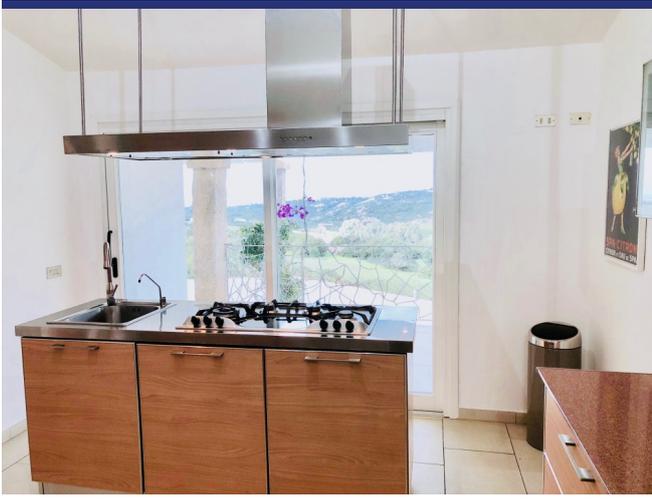
- 5 minutes to beaches: Cala dei Ginepri, Rocca Beach, Porto Sole (Fingers Beach Club)
- Nearby restaurants: Giagoni in San Pantaleo, Frati Rossi in Porto Cervo
- Shops, pharmacy, ATM: all within 5 minutes in Abbiadori
- 10 minutes to Phi Beach and Ritual Nightclubs in Baia Sardinia
- Many Optional Concierge Services available very much appreciated if renting the property like Private chef • Yacht or sailing boat charter • Helicopter tours • Diving • Exclusive car rental • Babysitters • Massage therapists • Personal trainers and much more

# Pictures









# Location & Details



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

- Reference: 6272
- Villa/Farmhouse
- Seaview
- Panoramic View
- 5 km to Sea
- 6 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Airco
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 2.240.000
- Floorspace: 232 m<sup>2</sup>
- SQM Plot: 12000 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4
- Property Management
- Rental Potential: Very good
- Condition of the Property: Very good
- 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 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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