Sardegna

Costa Smeralda

Ref. 6511: Discover the authentic spirit of Gallura. A historic stazzo with 170 m² of living space, four bedrooms and 3,700 m² of private land. Just 2 km from the beach, with partial sea views, potential for a pool and additional land. A distinctive renovation oppor
Asking Price: € 850.000



Description

Authentic Gallurian stazzo – country living between the Costa Smeralda and San Pantaleo

Space, character and Sardinian authenticity, just a short drive from the beaches and lively coastal towns of north-eastern Sardinia.

Nestled amidst the rolling countryside of Gallura lies this distinctive, historic stazzo: a traditional Sardinian country house with a story of its own, surrounded by tranquillity, nature and generous private grounds. Here you can experience a different side of Sardinia, where rugged granite formations, the Mediterranean landscape and rural life come together, whilst the well-known coastal towns and beaches remain within easy reach.

With approximately 200 m² of commercial floor area, around 170 m² of actual living space and a plot of approximately 3,700 m², this property offers plenty of possibilities for those seeking an authentic home that can be renovated to suit their own vision. The existing layout, the traditional atmosphere and the existing fireplaces provide an attractive starting point for a renovation that preserves the property's original character.

The property features a spacious living room with a fireplace, a generous kitchen-diner with a second fireplace, four bedrooms and two bathrooms. There are also storage rooms, a garage, a cellar, an old-fashioned outdoor oven, a veranda and a terrace. The private garden offers space to enjoy the outdoors, relax and make the most of the Mediterranean climate. The exact floor areas and layout of the ancillary rooms, garage, cellar, etc. are to be confirmed during a viewing.

The location is a major advantage. Abbiadori offers everyday amenities, whilst Porto Cervo and Baja Sardinia are renowned for their beaches, restaurants, marinas and summer atmosphere. The charming village of San Pantaleo, with its artistic character and local crafts, offers an authentic village lifestyle. Cannigione, Arzachena and the other towns in Gallura are also within easy reach for shopping, dining and practical amenities.

Olbia serves as the regional hub for those seeking a lively atmosphere even outside the summer season. The town boasts shops, restaurants and other urban amenities, alongside the international airport and the ferry terminal with connections to the Italian mainland.

This stazzo will appeal to lovers of traditional Sardinian architecture, buyers looking for a renovation project and those wishing to create their own space on the island. The property also offers potential as a second home or as a base from which to explore Gallura throughout the different seasons. The final use and any renovations will depend on the applicable building and planning regulations, but from a high point on the plot there is a partial sea view; there is scope for the construction of a swimming pool, and the purchase of additional land is also negotiable.

Property features

- Traditional historic stazzo in a rural setting
- Approximately 200 m² of commercial floor area
- Approximately 170 m² of living space
- Plot of approximately 3,700 m²
- Single storey with facilities for easy access, including disabled access, etc.
- Four bedrooms and two bathrooms
- Living room and kitchen, both with a fireplace
- Veranda, terrace and private garden
- Cellar and storage rooms
- Garage mentioned in the supplementary description
- Air conditioning and independent heating/cooling via a heat pump, as per the advert
- East-west orientation
- Renovation project with scope for personalisation
- Energy rating pending

A unique opportunity to create your own little corner of Gallura: authentic, spacious and rural, with the beaches, villages and amenities of the Costa Smeralda region within easy reach.

Pictures











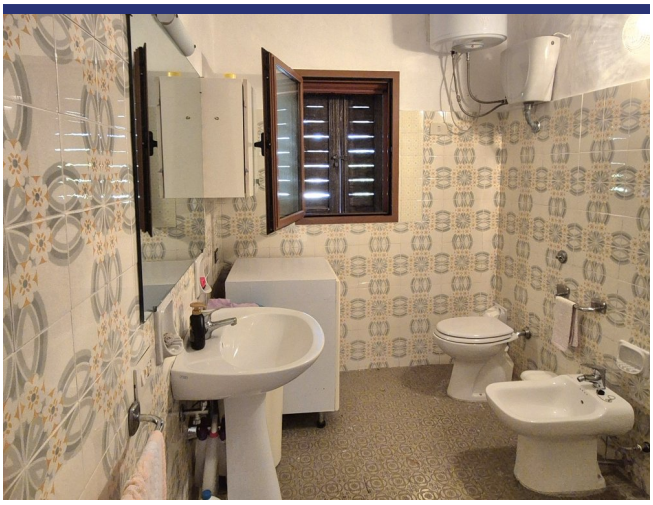




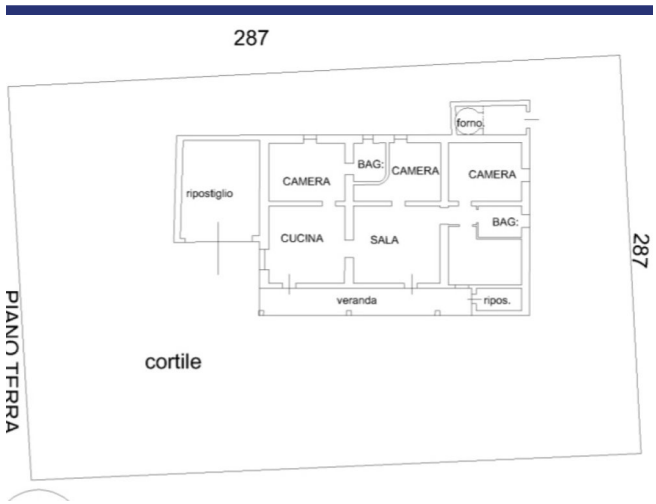











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Location & Details



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

- Reference: 6511
- Villa/Farmhouse
- Seaview
- Panoramic View
- 2 km to Sea
- 4 km to Village
- Garden
- Terrace
- Fire Place
- Airco
- Garage: Yes
- Pool: To be realised
- Asking Price: € 850.000

- Floorspace: 200 m^2
- SQM Plot: 3700 m^2
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Good after renovation
- 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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