Sardegna

Florinas

Ref. 6542: Spacious villa with 1 hectare of land, dual entrance and complete privacy near Florinas. Perfect for golfers, multi-family living or holiday rentals, only 15 minutes from Sassari and 30 minutes from beaches and airport.
Asking Price: € 275.000



Description

Modern villa with 1 hectare of land near Florinas – Peace, space and a hidden paradise for golf enthusiasts

Set amidst the rolling countryside of northern Sardinia, just a few minutes from the authentic village of Florinas, this spacious detached villa sits on a private plot of no less than 1 hectare. Here you can enjoy complete tranquillity, privacy and stunning views over the Sardinian countryside, whilst the city of Sassari, the beaches and Alghero Airport are surprisingly close by.

This spacious property, built in 1990 and renovated around ten years ago, offers plenty of living space spread over two floors. Thanks to its practical layout, dual access and spacious rooms, the villa is not only ideal as a comfortable family home, but also particularly well-suited for dual occupancy, hosting family and friends, or letting out a self-contained section to holidaymakers.

For golf enthusiasts, this is a unique opportunity. Just a short distance away lies one of Sardinia's most beautiful, peaceful and lesser-known rural golf courses. Without the hustle and bustle and high prices of the well-known golf resorts, you can enjoy a relaxing golfing experience here in stunning natural surroundings. The villa is therefore ideal as a second home or holiday retreat for golfers who regularly visit Sardinia, but also as an attractive rental property for other golf enthusiasts.

The 1-hectare plot has its own well and offers plenty of scope for a vegetable garden, olive grove, fruit trees, livestock or a small-scale agricultural project. Anyone wishing for even more space can also easily purchase a further 2 hectares of agricultural land at a very attractive additional cost.

The property is energy-efficient thanks to a 4.5 kW photovoltaic system (Energy Label B) and features multiple heating options, ensuring comfortable living all year round.

Sassari, with all its amenities, shops, restaurants and hospitals, is just around 15 minutes away. The beaches of Platamona, the harbour of Porto Torres and Alghero International Airport are all around a 30- to 40-minute drive away. As a result, this location effortlessly combines the best of both worlds: the tranquillity of authentic Sardinia and easy access to the coast, the city and international connections.

Features

- Detached villa spread over two storeys
- Approximately 1 hectare of private agricultural land
- Private well
- Option to purchase a further 2 hectares
- Dual access and flexible layout
- Ideal for dual occupancy or letting
- Perfect for golf enthusiasts
- 4.5 kW solar panels

- Energy rating B
- Central heating
- Open fire
- Pellet stove
- Gas-fired central heating system
- Quiet rural location
- Just 15 minutes from Sassari
- About 35 minutes from Alghero Airport
- About 30 minutes from the sea and beaches

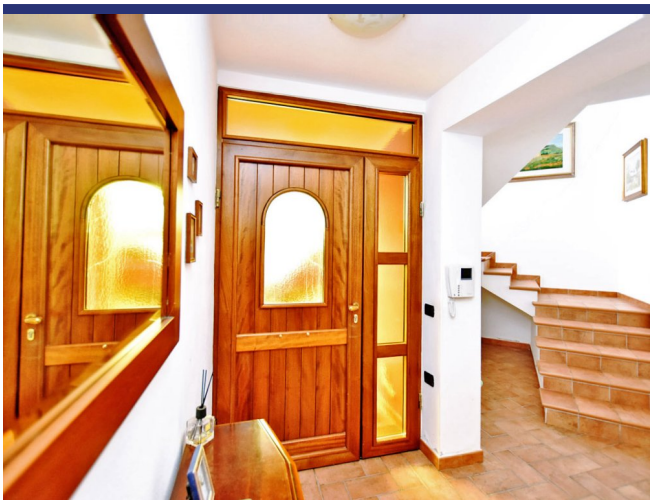
Pictures





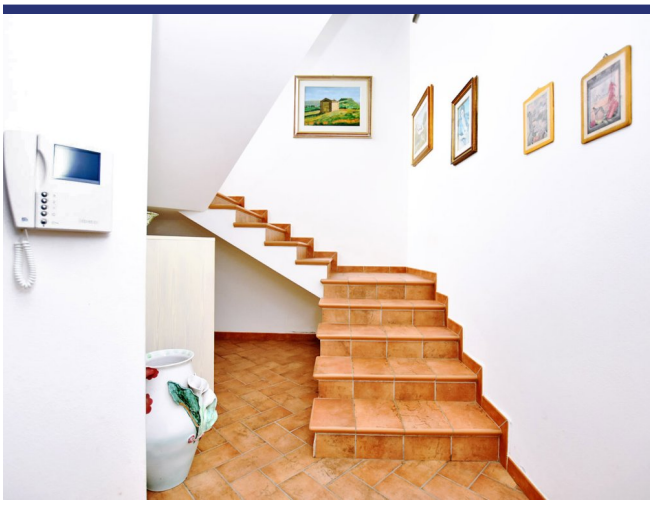


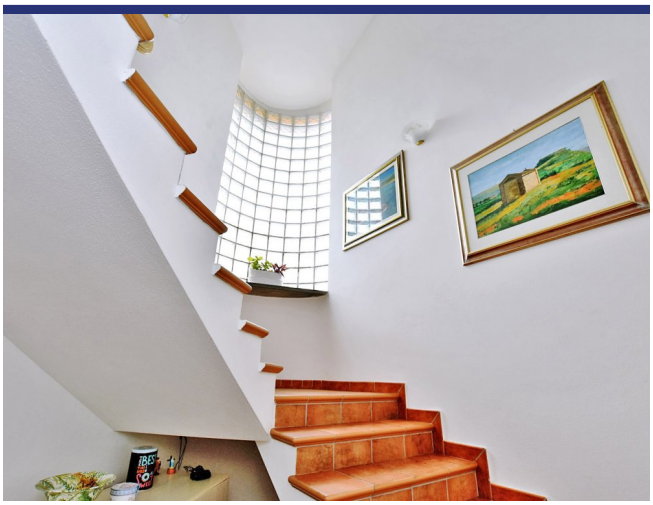


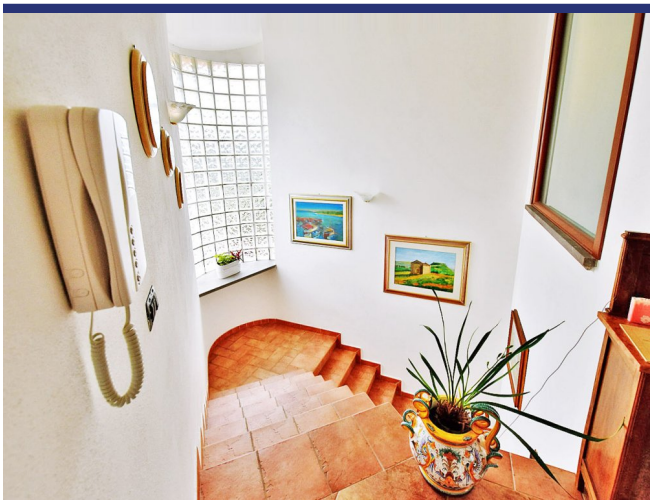


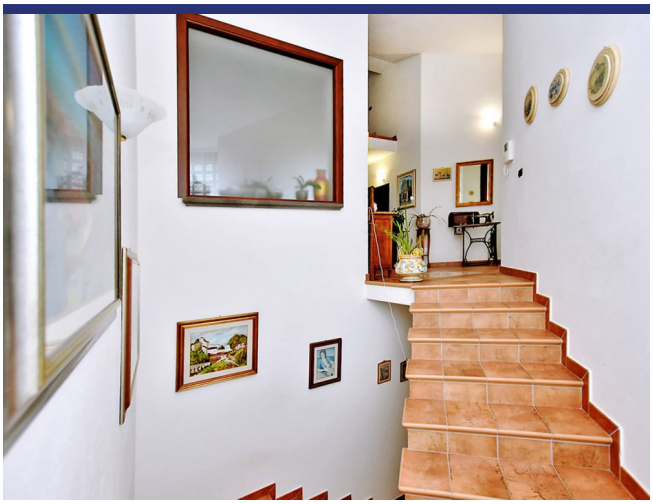






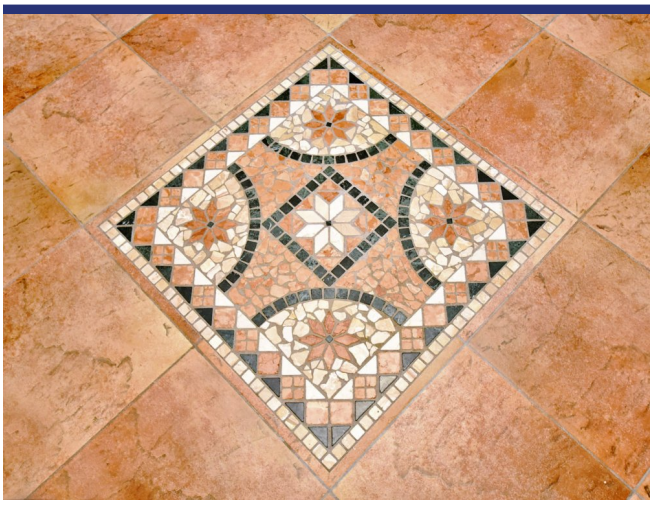




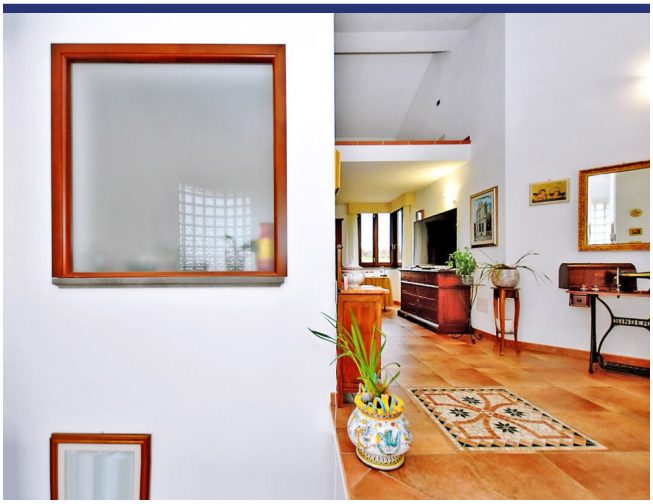






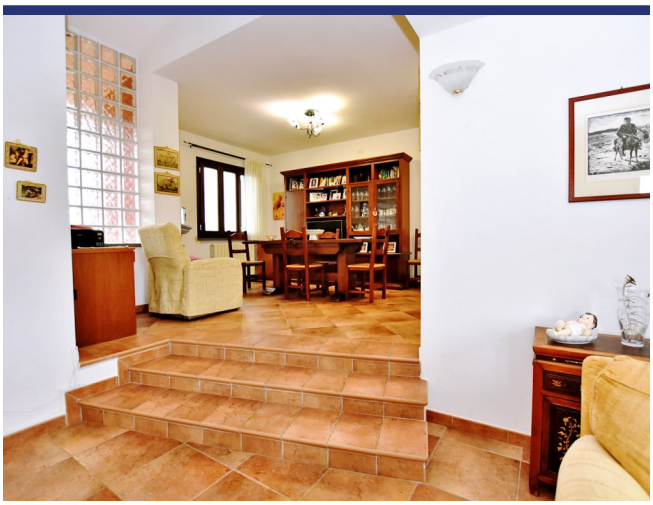






















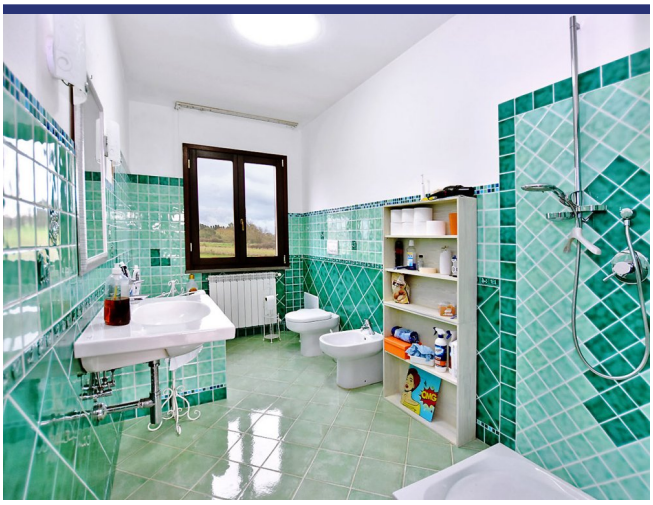




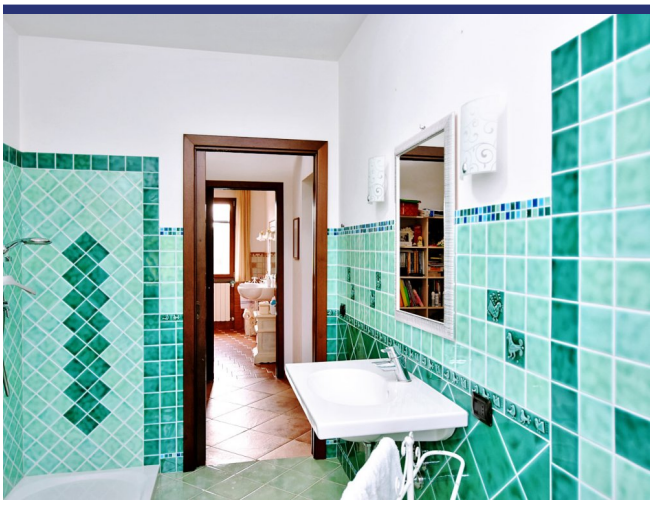


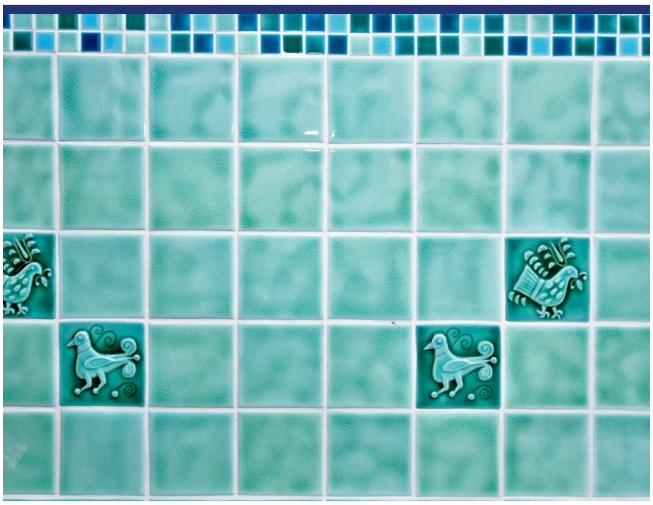


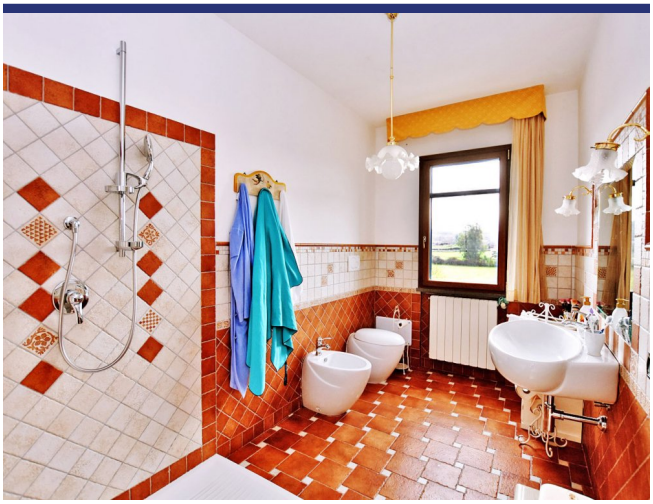


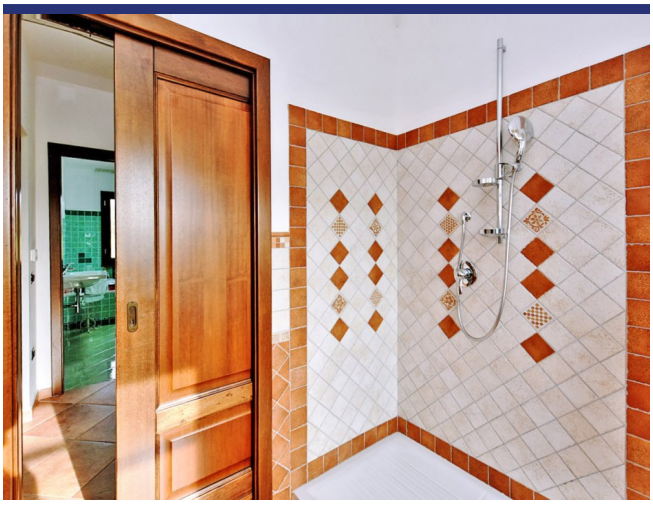












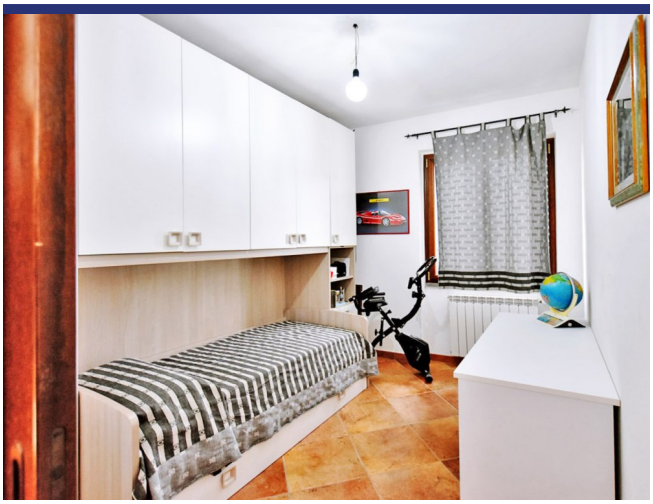












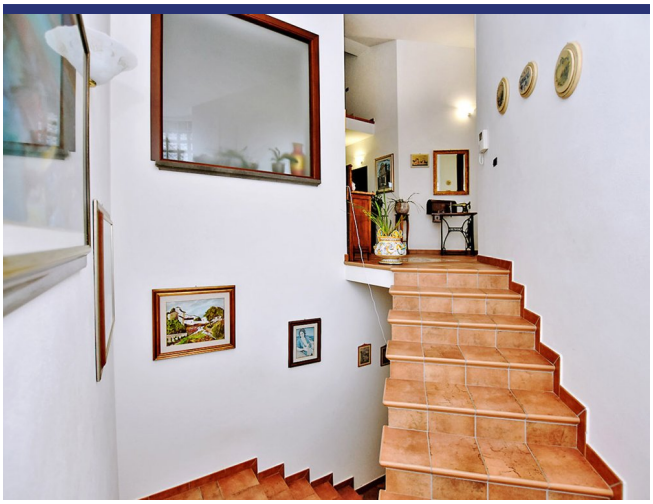


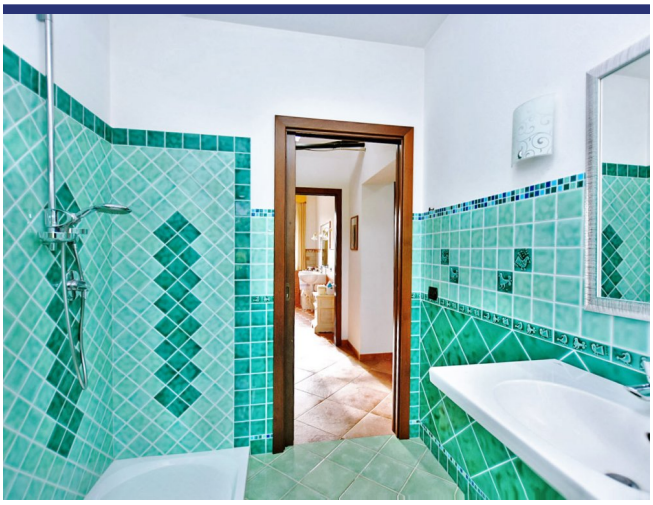




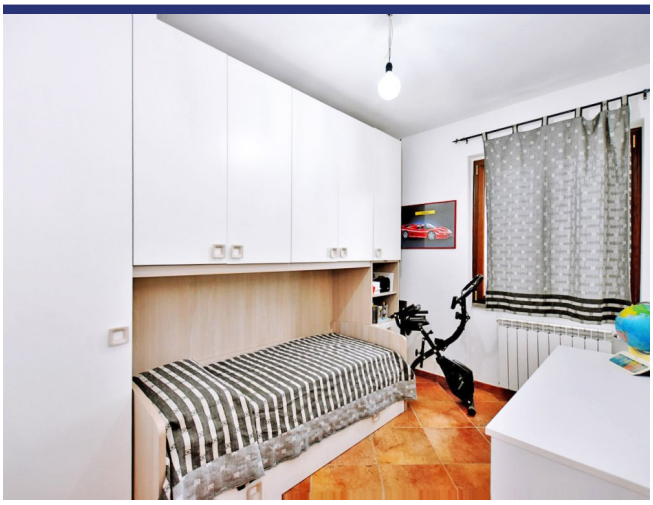


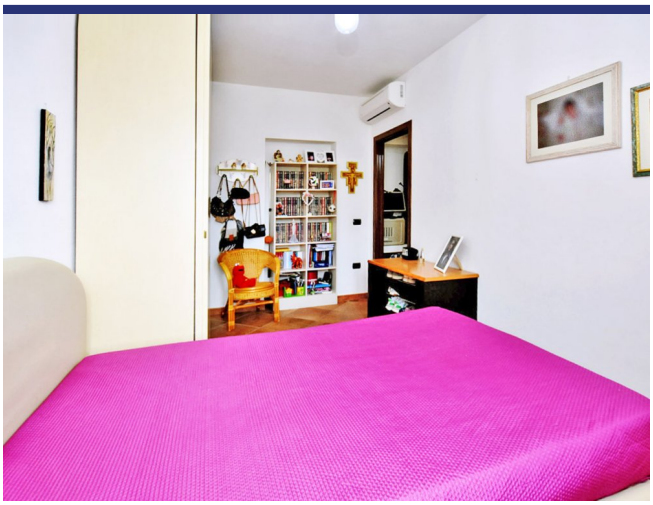














Location & Details



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

- Reference: 6542
- Villa/Farmhouse
- Panoramic View
- 25 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 275.000

- Floorspace: 320 m^2
- Bedrooms: 5
- Bathrooms: 4
- Rental Potential: Good
- Condition of the Property: 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 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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