Sardegna

La Caletta

Ref. 6469: Just 400 meters from the sea, this turnkey home with B&B potential, 4 bedrooms, and a self-contained apartment offers a unique opportunity to live or invest in authentic Sardinia near the beach.
Asking Price: € 450.000



Description

In the attractive coastal town of La Caletta, part of the municipality of Siniscola, you will find this elegant and fully furnished house just 400 metres from the sea and beach. Here you will experience the best of Sardinia: a relaxed Mediterranean lifestyle, combined with comfort, space and an excellent location.

With a living area of around 190 m², this property offers a sea of space and possibilities. Currently, the property is successfully used as a B&B, but it lends itself equally well as a generous family home or combination of living and working. Thanks to the layout with a total of nine rooms, including four comfortable bedrooms, flexibility is guaranteed.

A particular plus point is the seminterrato (basement), set up as an independent mini-apartment with three rooms. Ideal for guests, rentals or as private family space.

The property is fully furnished and equipped with modern installations such as air conditioning, double glazing and high-speed internet. This makes the house perfect for both permanent living and remote working under the Sardinian sun. The carefully chosen furnishings create a warm, inviting atmosphere where guests immediately feel at home.

In addition, solar panels contribute to energy efficiency and lower costs, making this property not only comfortable but also future-proof.

The location is particularly attractive: within walking distance of the beach and close to all amenities such as restaurants, shops and the port of La Caletta. At the same time, you enjoy peace and privacy here. Olbialigigairport and port areabout 45 minutes' drive away, which also makes this location interesting for international guests.

This property is a unique opportunity for those looking for a turnkey investment, an attractive B&B or a spacious home close to the sea in one of the most authentic parts of Sardinia.

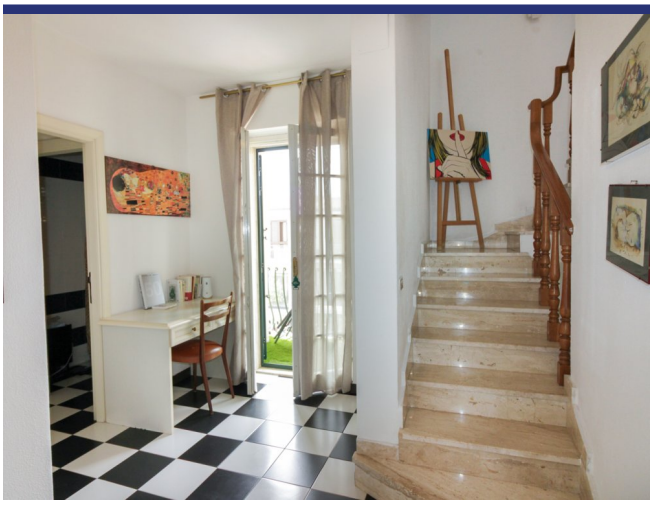
Features

- Living area approx. 190 m²
- Only 400 metres from the sea and beach
- 4 bedrooms, 9 rooms in total
- Basement with independent flat
- Currently in use as B&B
- Fully furnished
- Air conditioning and double glazing
- High-speed internet connection
- Solar panels (energy efficient)
- Close to amenities and port
- ±45 min from Olbia airport

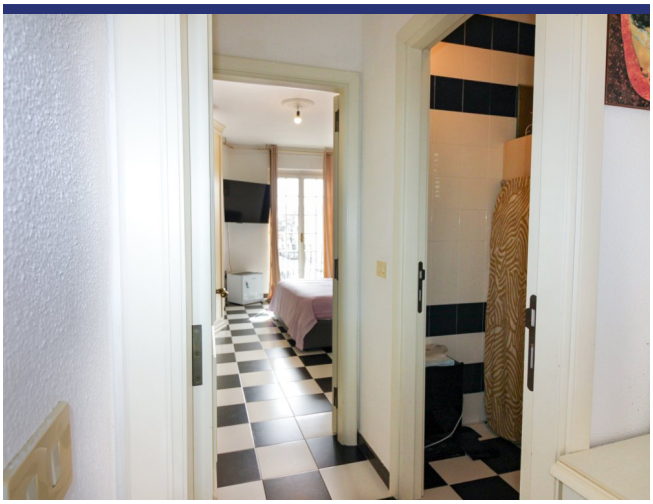
Pictures







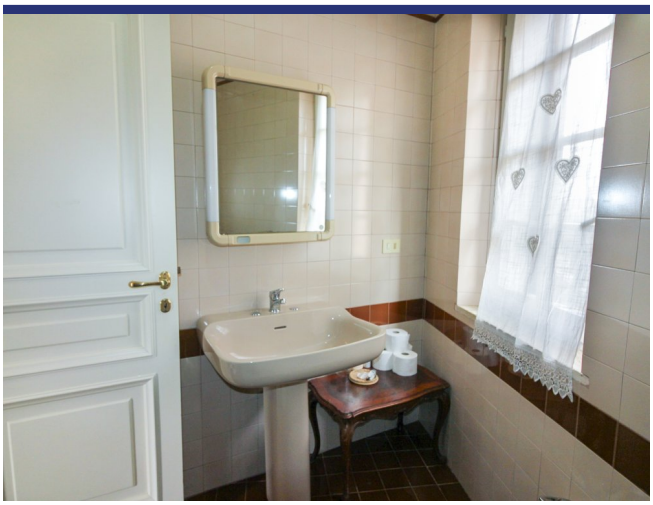




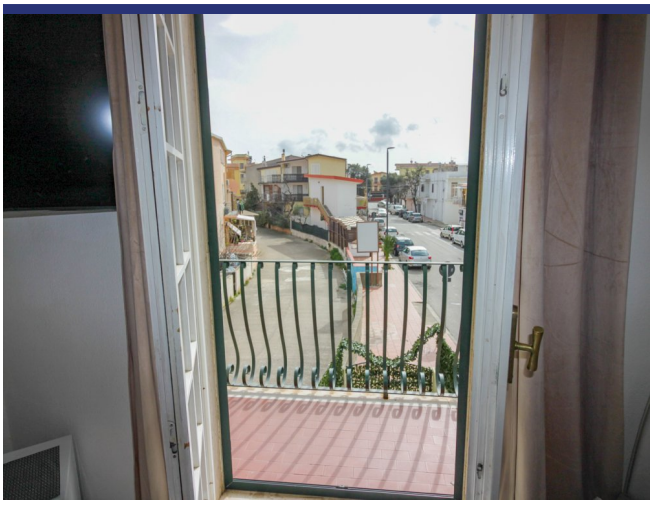






























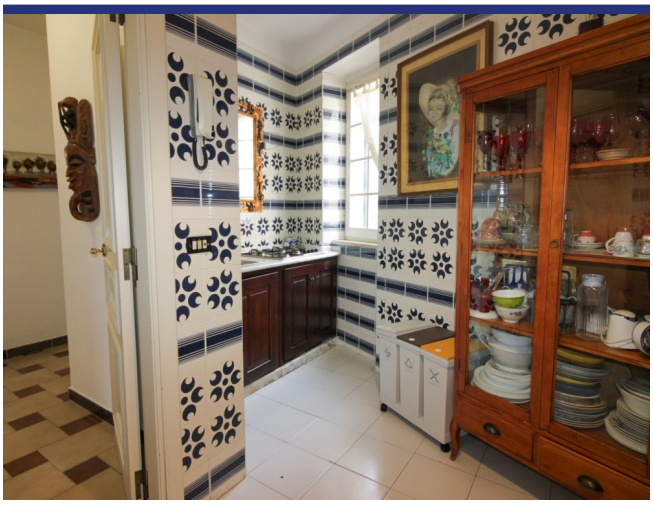
































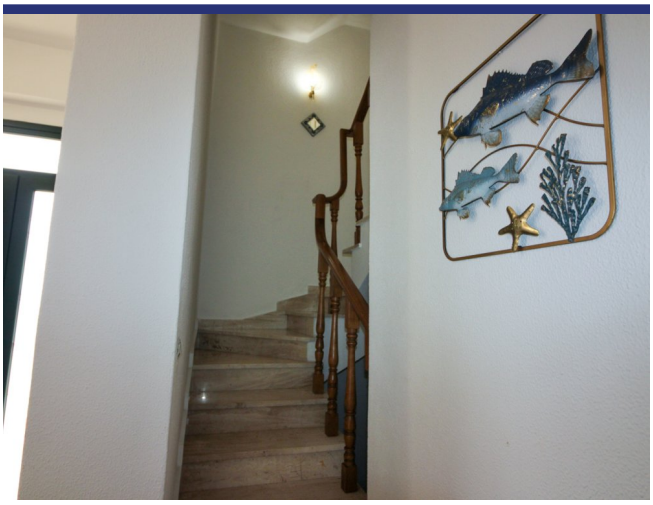


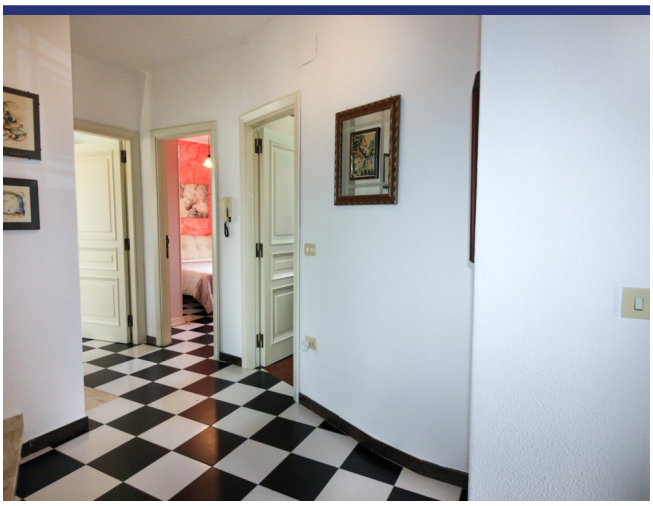








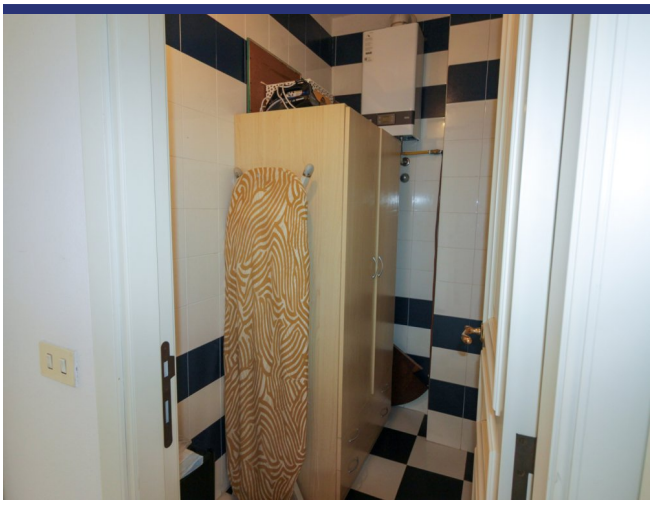








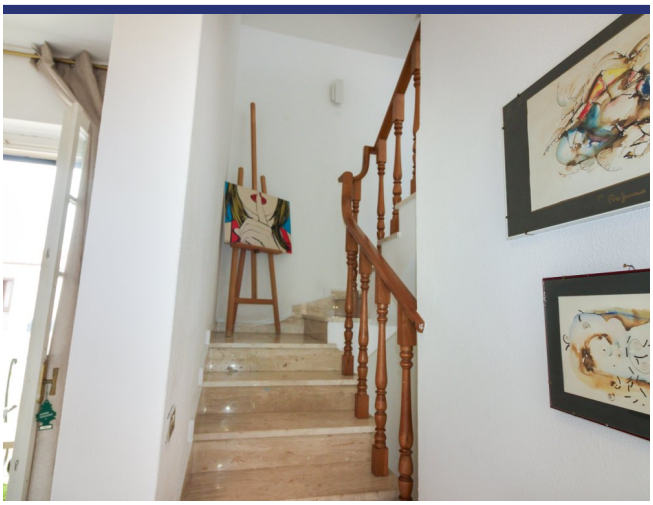












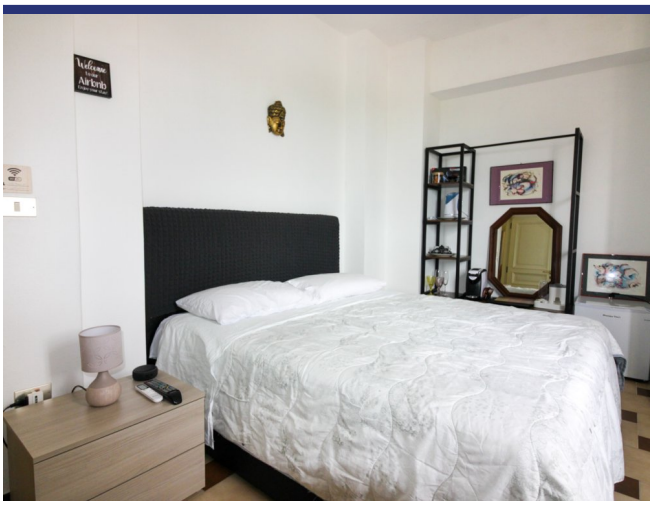











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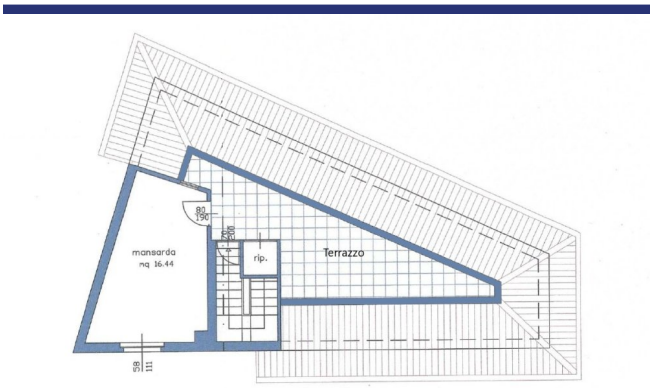




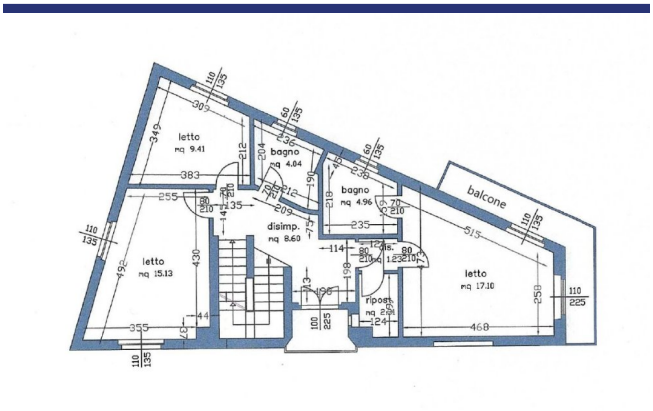




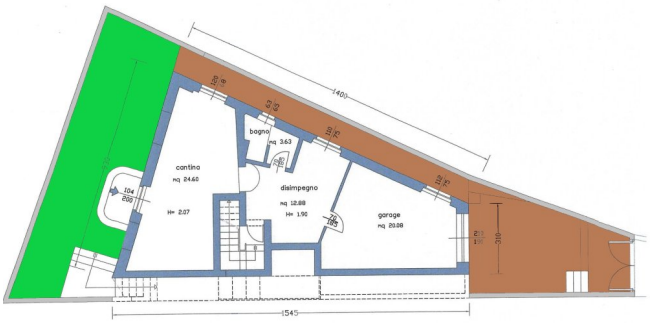




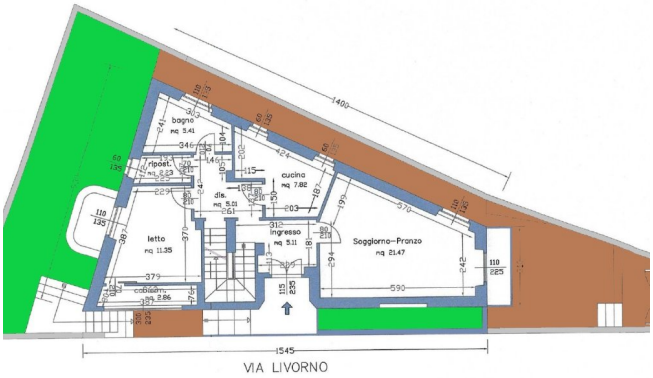
PIANTA PIANO MANSARDA



PIANTA PIANO PRIMO



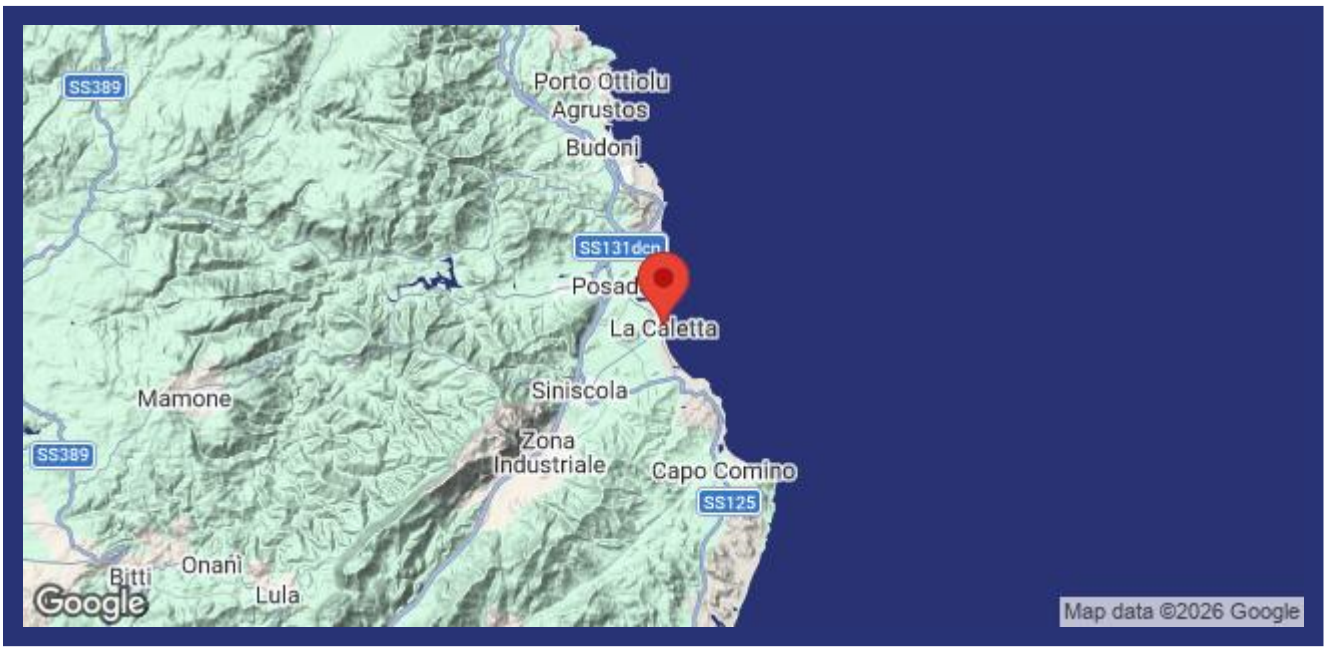
PIANTA PIANO SEMINTERRATO



VIA LIVORNO

PIANTA PIANO TERRA

Location & Details



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

- Reference: 6469
- Village House/Cottage
- B&B/Agriturismo
- Garden
- Terrace
- Balcony
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Asking Price: € 450.000

- Floorspace: 190 m^2
- SQM Plot: 210 m^2
- Bedrooms: 4
- Bathrooms: 4
- 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 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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