Sardegna

Luras

Ref. 6401: Detached home with basement, attic potential and modern systems, perfectly positioned between countryside charm and Northern Sardinia's most beautiful beaches.
Asking Price: € 155.000



Description

This recently renovated detached house is in a quiet location, just minutes from the historic centre of a characteristic Sardinian village. The house is detached on three sides and has access from two streets, providing extra privacy, light and flexibility of use.

The house is spread over several levels and combines modern installations with authentic Sardinian elements such as fireplaces and spacious living areas.

Layout & Features:

- Detached on three sides
- Two separate entrances from different streets
- Spacious and bright living room with fireplace
- Open kitchen with direct connection to the living space
- Three bedrooms, including one with preparations for a separate kitchen diner
- Bathroom on ground floor
- Heating and cooling via channelled heat pumps
- Photovoltaic system for energy efficiency
- Internal staircase to the basement
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Spacious garage

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Technical room

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Basement room with fireplace, ideal as tavern or hobby room

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Attic/mansard on the first floor, still to be renovated to your own liking

The area is known for its unique natural and cultural heritage. In the immediate vicinity there are ancient megalithic monuments and some of the oldest olive trees in the world, including an impressive one around 4 000 years old. Nearby is also a large freshwater lake, perfect for relaxation and nature experiences.

The location is strategic:

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About 40 km from the international airport

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About 47 km from exclusive coastal areas

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Multiple beaches and seaside resorts within 50 km

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Popular surfing and water sports locations in the region

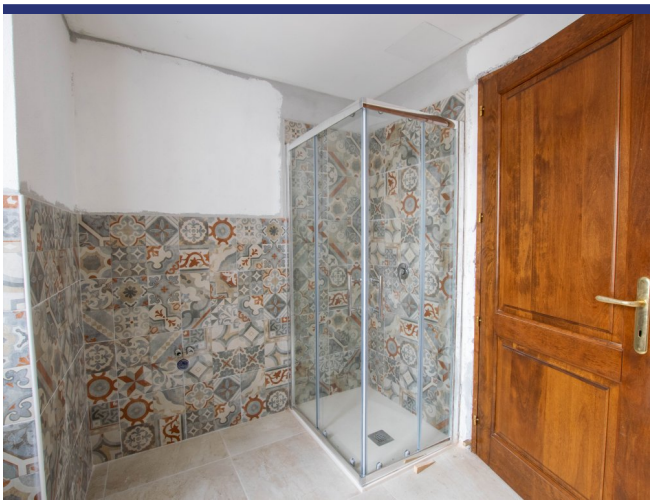
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Close to charming historic villages and thermal towns

This property is ideal as a permanent home, holiday home or investment for tourist rental, with a perfect balance between tranquillity, nature and accessibility.

Pictures

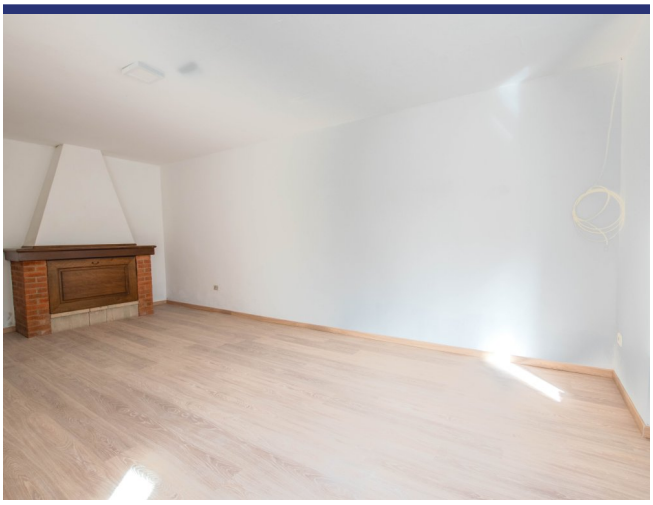






















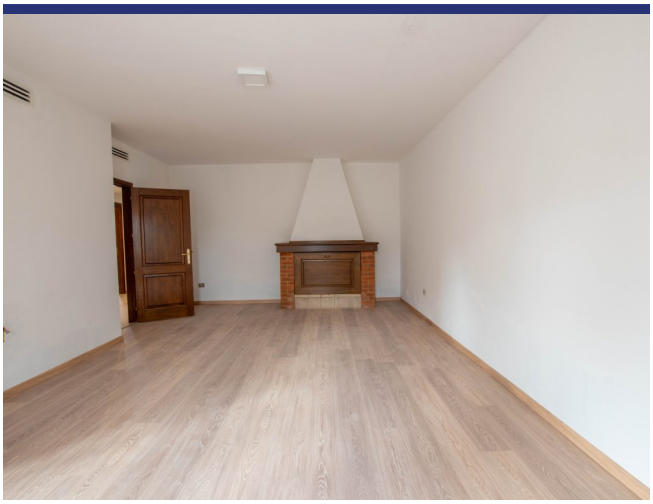














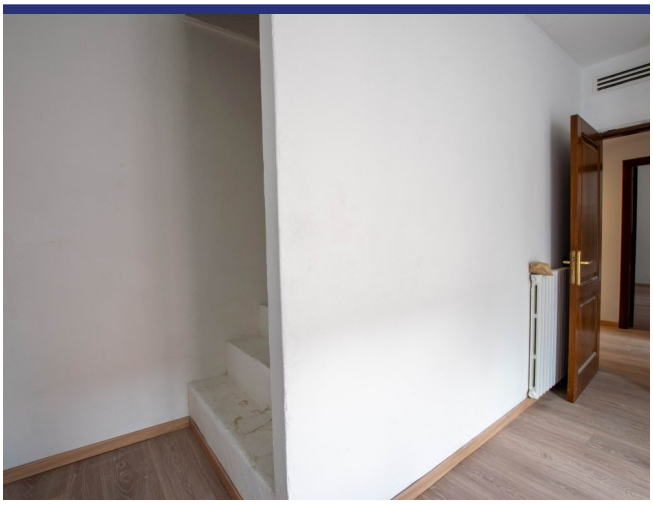


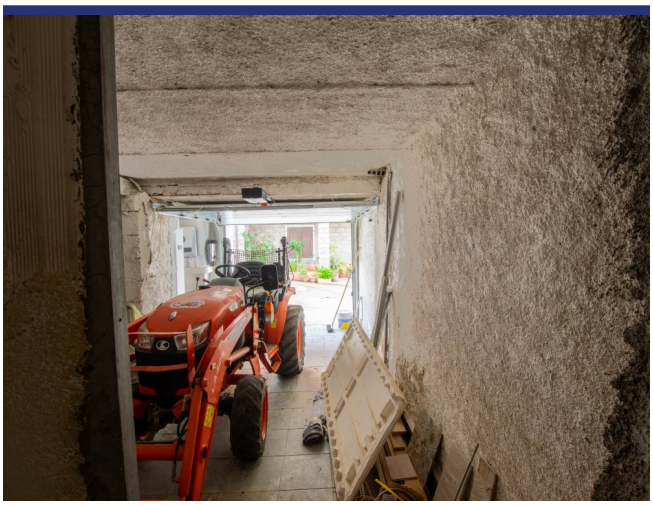













ABB





Location & Details



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

- Reference: 6401
- Village House/Cottage
- 45 km to Sea
- 0.2 km to Village
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: To be realised
- Asking Price: € 155.000

- Floorspace: 167 m^2
- Bedrooms: 3
- Bathrooms: 1
- Rental Potential: 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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