

# Sardegna

## Olbia Tempio

Ref. 4216: Typical Countryhouse with 3 bedrooms and seaviewws

Asking Price: € 1.200.000



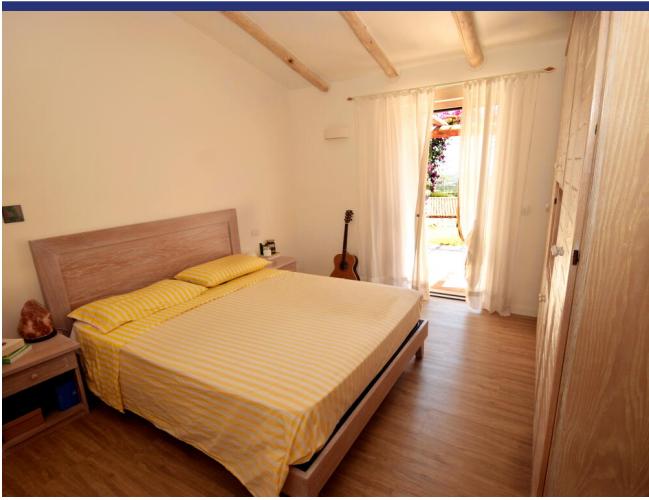
# Description

This charming real estate investment opportunity refers to a main villa and complementary annex, both built with the same finish and materials. The main house spreads across a living area of 130 square meters, embraced by a neat lawn and well-tended garden, further down the rear of the property, there is a delightful olive grove composed of more than 200 trees and fruit orchard. This refined villa consists of a large living-cum-dining room, a kitchenette, two good size bedrooms and two bathrooms. Outside, the extensive verandas and pergolas are the ideal area for having al-fresco meals sheltered from the summer's heat while enjoying appealing bucolic and sea views; Patron di Corru is often kissed by a pleasant and cooling sea-breeze. Close to the main property, the annex offers three rooms and a bathroom, the building can be used depending on the buyer's requirements, at the rear of the house there is a beautiful stone built wood-burning oven and barbecue area offering similarly attractive views. The surrounding park stretches across about 11,000 square meters, here there is a well that provides drinking water and supplies for the household, in addition to the water supplies obtained by the rural aqueduct, which is currently used to irrigate the ground; there are two large cisterns whose capacity are respectively of 8,000 liters for drinking water and 16,000 for raw water. Currently, there are no restrictions to build a swimming pool

# Pictures



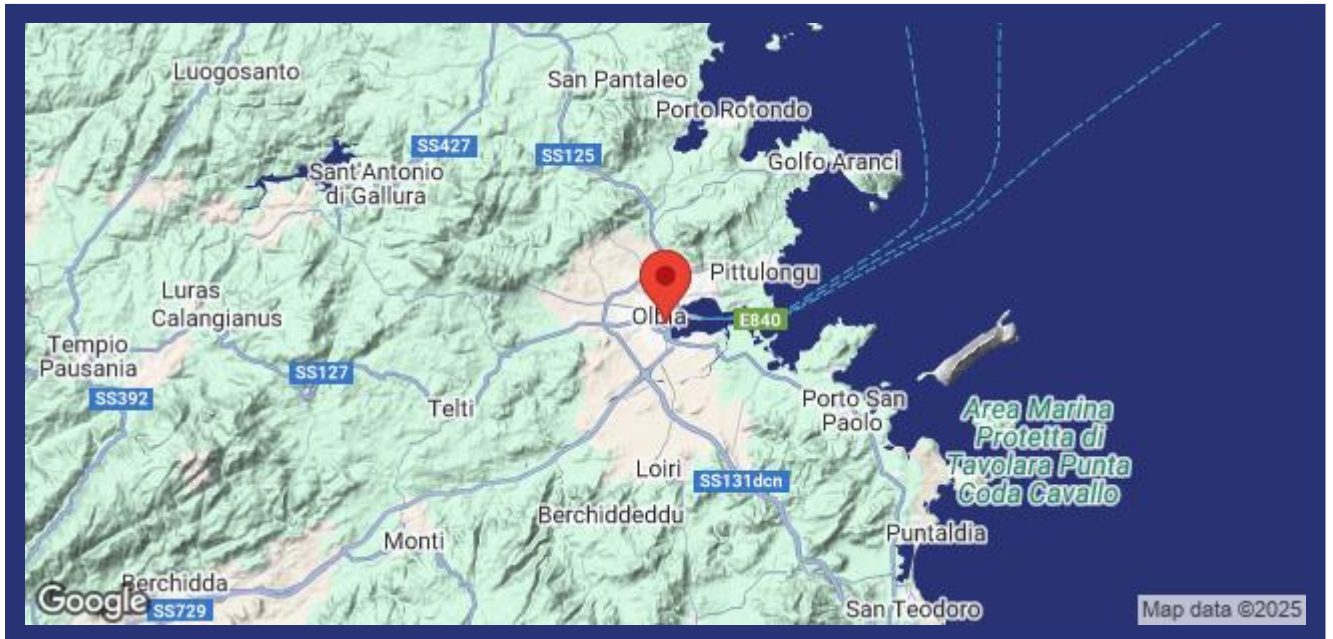








# Location & Details



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

- Reference: 4216
- Villa/Farmhouse
- Seaview
- Panoramic View
- 5 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 1.200.000
- Floorspace: 200 m<sup>2</sup>
- SQM Plot: 11000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- 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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