Sardegna

Olbia

Ref. 6374: A timeless Sardinian estate where space, tranquility and authentic character come together in a strategic location close to Olbia and the iconic Costa Smeralda, offering both lifestyle appeal and outstanding investment potential.
Asking Price: € 600.000



Description

Centrally located in northern Sardinia, between Olbia, the Costa Smeralda and quiet rural areas, this unique, large casaleoffers the perfect balance between accessibility, privacy, nature and proximity to beaches and fashionable coastal resorts. It is tucked away along a quiet rural intermediate road connecting the main route towards Arzachena and Palau with the panoramic coastal road to the world-famous seaside resorts of Porto Rotondo and Porto Cervo. An exceptionally central but quiet location: only 13 km from the ferries, 15 km from Olbia airport, 12 km from the city centre, 7.5 km from a large shopping centre and at the same distance from the first beach.

The main house is on the first floor and exudes space, character and potential. Below the living level are a garage and a very generous space that lends itself perfectly as a studio, workshop or cool summer living space. In front of the entrance is a large terrace, ideal for long evenings outside, while behind the spacious kitchen diner is a second terrace with access to the large, flat roof. From here there are light sea views and the roof offers an excellent opportunity to create a spectacular roof terrace. This access can also be realised indoors from the hallway or the spacious living room.

The living room forms the heart of the house and is dominated by an imposing fireplace with large hearth. The original radiators have been removed and, thanks to the high ceilings, the house can easily be centrally heated from this fireplace. The first floor currently houses three bedrooms, two full bathrooms, a dressing room and an additional multi-purpose room.

The property is surrounded by a beautiful tropical garden with palm trees, fruit trees and olive trees. The land offers plenty of room for expansion and the installation of a swimming pool, which would significantly increase the value. In the immediate vicinity are villas with pools in a much higher price range, making this property ideally suited as an investment project for villa rental or a charming B&B.

Currently, the outside area has several terraces, a BBQ and pizza oven area and two parking spaces, with room for a second entrance and additional parking.

Features

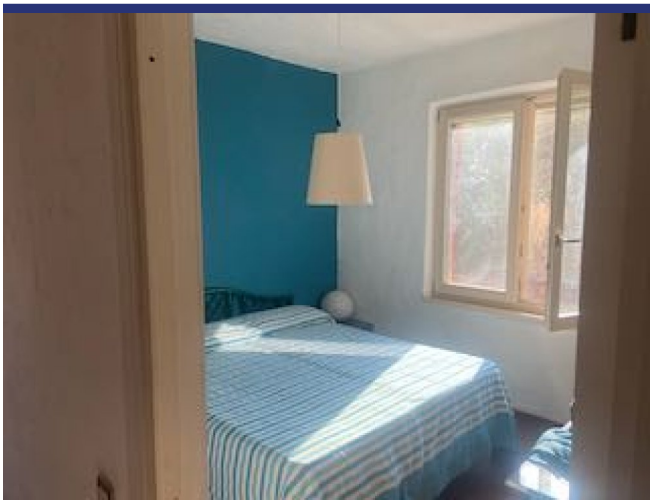
- Large casale with expansion potential
- Central but quiet location
- Sea views from roof terrace
- 3 bedrooms, 2 bathrooms + 2 additional multi-purpose rooms (bedroom / office / dressing room)
- Imposing fireplace
- Tropical garden with fruit and olive trees
- Possibility of swimming pool
- Ideal for B&B or villa rental
- Garage + multifunctional space
- Good accessibility to airport & port

Pictures



















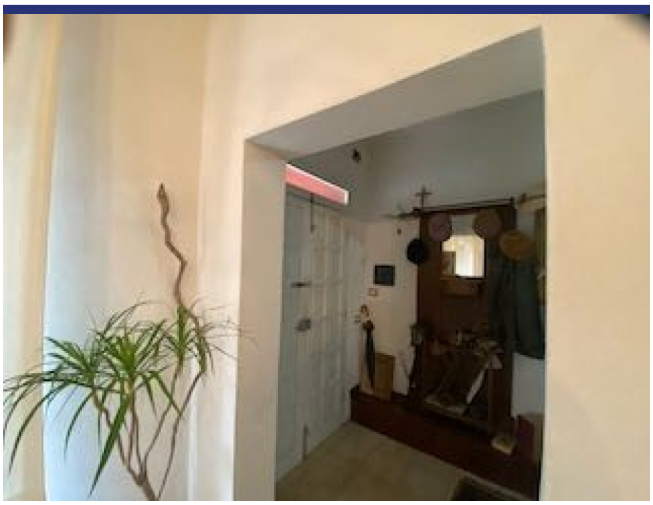






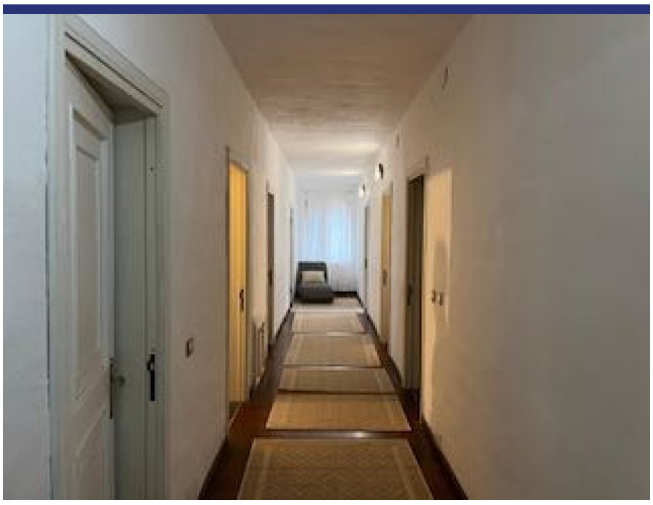




















Location & Details



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

- Reference: 6374
- Villa/Farmhouse
- Seaview
- Panoramic View
- 8 km to Sea
- 8 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 600.000
- Floorspace: 188 m^2
- SQM Plot: 10000 m^2
- Bedrooms: 5
- Bathrooms: 2
- Rental Potential: Very 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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