# Sardegna

## Porto Pozzo

Ref. 6597: Sea views, a private veranda and Sardinian freedom. A stylish independent residence in the small coastal village of Porto Pozzo, between Palau and Santa Teresa, with beaches, marina and the Maddalena Islands close at hand.
Asking Price: € 385.000



# Description

## PORTO POZZO

A charming, modern property with sea views in an exceptionally beautiful location in northern Sardinia. Villa Budelli is situated near Porto Pozzo, a small coastal village in the municipality of Santa Teresa Gallura, strategically located between Santa Teresa Gallura and Palau.

The property forms part of a small development comprising three self-contained homes, but features its own entrance, garden and outdoor area. As such, this property combines the privacy and comfort of a self-contained holiday home with the benefits of a small-scale villa complex. The property is entirely on one level and designed around the Mediterranean outdoor lifestyle.

Inside, there is a spacious and light-filled living room with large windows, a practical kitchenette, two generous double bedrooms and two bathrooms. Life flows effortlessly from the property out into the open air: the private outdoor area is perfect for long lunches, an aperitif in the evening sun and dinners under the Sardinian starry sky. The spacious veranda also features a barbecue area.

### Features

- Asking price €385,000
- Approx. 104 m² of commercial floor space
- Single-storey property
- 2 spacious double bedrooms
- 2 bathrooms
- Bright, spacious living area
- Practical kitchenette
- Private entrance
- Private garden / private outdoor area
- Spacious veranda
- Barbecue area
- 1 covered private parking space
- Sea view
- Energy rating A4
- Independent heating
- Air conditioning for heating and cooling
- Photovoltaic solar panels
- New high-quality finishes
- Option to choose interior materials and finishes to suit your own taste, depending on the stage of construction
- Completion scheduled for 2026

### Porto Pozzo: a small village, a prime location

One of the greatest strengths of this property is its location. Porto Pozzo is not a remote holiday resort, but an authentic and independent coastal village that has developed around a sheltered natural inlet. The village boasts restaurants, shops for daily shopping, a chemist's, a marina and its own beach. The area is renowned for its unique combination of sea, Mediterranean nature, granite landscapes and proximity to the islands of the Maddalena archipelago.

Porto Pozzo's beach lies in the same natural bay and the marina is situated right next to the village. From here, numerous other beaches are also easily accessible, including Porto Liscia, La Licciola, La Marmorata and the beaches towards Palau and Santa Teresa.

## Strategically situated between two Sardinian coastal towns

Santa Teresa Gallura is around 12 km away and Palau around 12–13 km. This means you can enjoy a peaceful life in a small-scale setting, whilst having two major coastal towns within easy reach. Santa Teresa offers shops, restaurants, a historic centre and a ferry connection to Bonifacio in Corsica. Palau is the main departure point for the La Maddalena archipelago.

Olbia Costa SmeraldaAirport is approximately 50 km away, making the property easily accessible for international owners and holiday let providers.

## A smart Sardinian buy

Villa Budelli is ideal for those seeking their own seaside retreat without the cost and maintenance of a large detached villa. The property offers space for a family, extended family or two couples, whilst also being particularly well-suited as a second home or a high-end holiday let.

Here, you're not just getting a property, but a Sardinian way of life: morning coffee on the veranda, a day out at one of the many beaches, an aperitivo by the harbour in the evening, and then coming home to your own peaceful retreat with views over the Mediterranean landscape.

A compact, high-quality property in one of the most strategic locations in northern Sardinia — between Palau, Santa Teresa and the islands of La Maddalena.

# Pictures










| | Superficie netta [mq] | | Superficie di vendita [mq] |
|---|---|---|---|
| VILLA BUDELLI - CASA B | | | 80,80 |
| Patio Ingresso | 2,80 | 30% | 0,84 |
| Verande coperte | 6,14 | 50% | 3,07 |
| Verande | 23,21 | 30% | 6,96 |
| Casotto Impianti + zona BBQ | 7,36 | 50% | 3,68 |
| Giardino fino a 100 m² | 41,37 | 10% | 4,13 |
| Zona parcheggio | 15,81 | 30% | 4,74 |
| | | | 104,22 |




0. PLANIMETRIA GENERALE

VILLA BUDELLI - LOTTO 11

# Location & Details




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

- Reference: 6597
- Apartement/In borgo
- Seaview
- Panoramic View
- 1 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Airco
- Garage: Parking Space
- Asking Price: € 385.000

- Floorspace: 104 $m^2$
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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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