

# Sardegna

## Quartuccio

Ref. 6254: Excellent hospitality challenge to create your dolce vita!

Asking Price: € 1.650.000



# Description

The villa is currently owner-occupied and the apartments are rented short-term during the summer season to a loyal, international clientele.

The property consists of three buildings totaling 709 sqm and sits on 19,536 sqm of land.

- The first building includes the main villa and two apartments, each with a private entrance.
- The second is a detached cottage.
- The third contains three apartments with a shared entrance.

The estate includes parking areas, landscaped gardens with furnished relaxation zones, a 12 x 6 x 1.4 m in-ground pool, BBQ, solarium with sunbeds and shade sails, and a furnished veranda of approximately 50 sqm.

The entire estate is fenced with 2-meter-high welded mesh and has three separate access points from different roads.

The main guest entrance is via a tree-lined avenue of about 500 meters, with an additional gate providing private access to the villa.

The villa and its garden (approx. 3,000 sqm) are walled (2.60 m high). All gates are automated. Access and relaxation areas are under video surveillance.

There are four ancient artesian wells and two concrete collection tanks.

Land irrigation is managed via a system connected to the Southern Sardinia reclamation consortium.

The buildings are supplied with municipal drinking water and have two storage tanks (3,000 and 1,000 liters).

The main villa is equipped with a 6 kW photovoltaic system. Hot water is provided by two gas water heaters (1,000 and 1,500-liter buried GPL tanks).

Electricity is supplied via two meters (10 kW and 15 kW).

Wastewater is treated by two purification systems.

Paths and shared areas are lit with solar floodlights and LED lighting. There is a shared laundry room and an ironing/storage cellar.

Driveways and courtyards are surfaced with stabilized red earth.

The hospitality buildings offer 12 bedrooms (24 beds) in six fully furnished and equipped self-contained apartments, each with its own kitchen or kitchenette. All rooms are air-conditioned with heat pumps.

The main villa includes two lounges, a study, two bedrooms, two bathrooms, a kitchen, dining room, two covered verandas, full air conditioning, two fireplaces, and a pellet stove.

Despite being run only 3-4 months a year by the family, the hospitality business is commercially well-established and generates interesting revenue.

The property also allows for agricultural use with 149 orange trees, 36 century-old olive trees, vegetable gardens, and 38 fruit trees (mulberries, figs, loquats, pears, peaches, persimmons, quinces, lemons, limes, pomegranates, mandarins).

Sale of the productive section includes all equipment, furniture, and household items. Sale of the main villa includes some furniture but excludes household items.

# Pictures







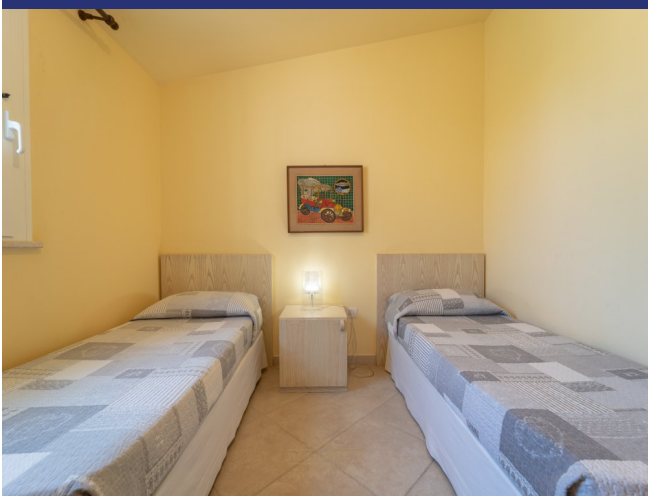


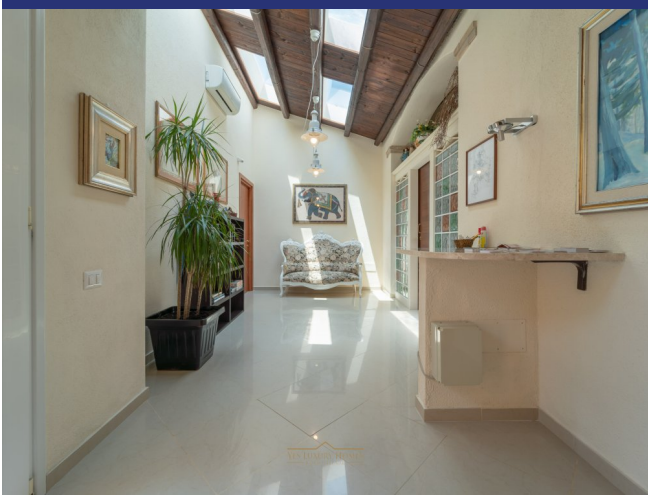






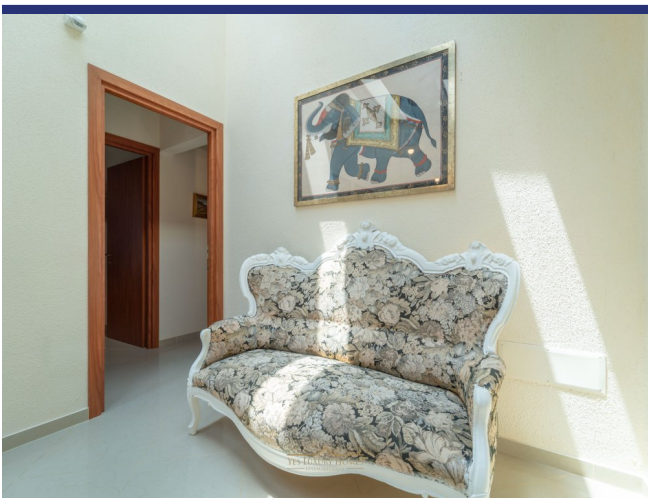




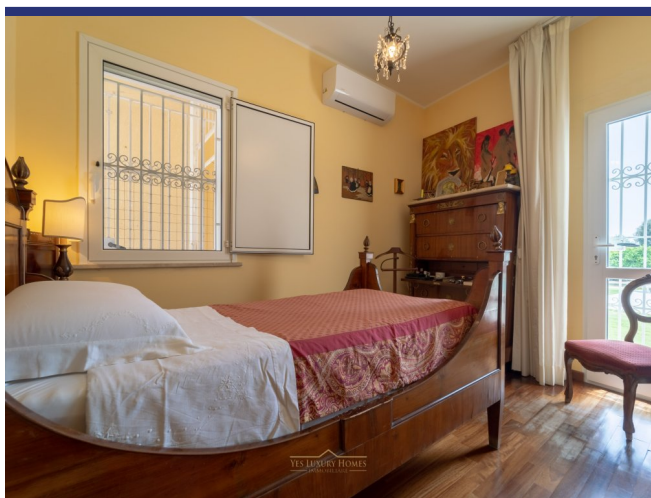
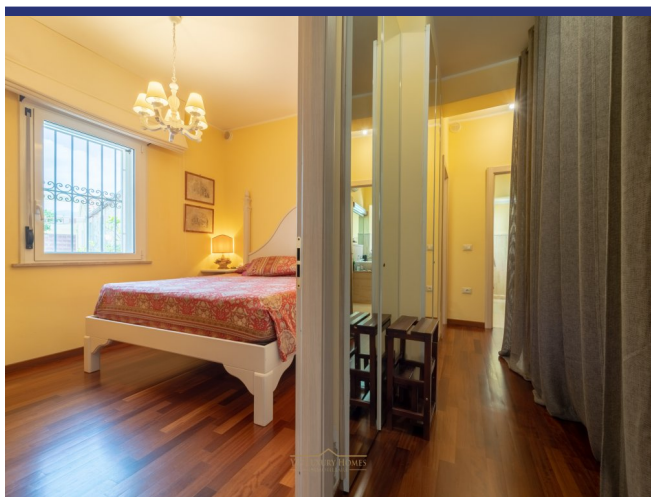
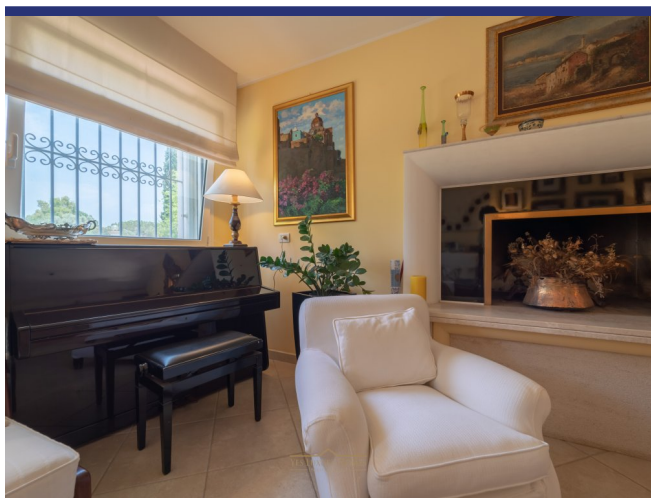




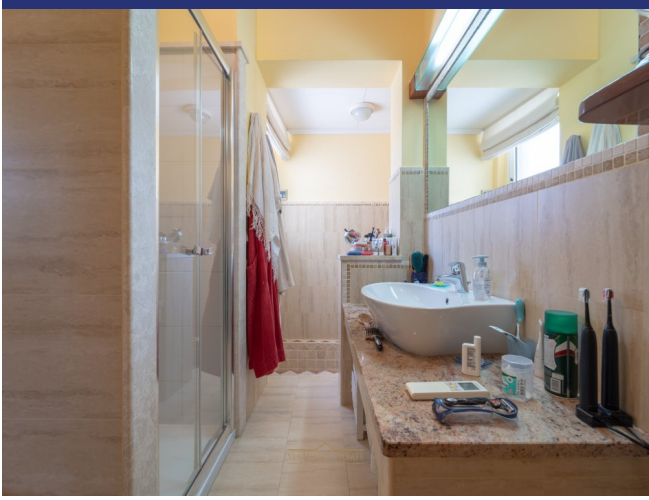
















# Location & Details



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

- Reference: 6254
- B&B/Agriturismo
- 6 km to Sea
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.650.000
- Floorspace: 709 m<sup>2</sup>
- SQM Plot: 20000 m<sup>2</sup>
- Bedrooms: 15
- Bathrooms: 8
- Rental Potential: 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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