Sardegna

San Antonio di Gallura

Ref. 6280: A rare 45-hectare Sardinian estate overlooking Lake Liscia, combining fertile farmland, historic charm and luxury development potential—just 35 km from Porto Cervo and the Costa Smeralda.
Asking Price: € 750.000



Description

45-Hectare Estate in Sardinia

35 km from Porto Cervo | Panoramic Lake Liscia Views

An exceptional 45-hectare agricultural estate set in the unspoiled Gallura countryside, overlooking the crystal waters of Lake Liscia. The property lies just 35 km from the Costa Smeralda and Porto Cervo, combining privacy, agricultural productivity and high-end development potential.

The estate is divided into two distinct plots, South (13 ha) and North (32 ha), both with independent access possibilities.

South Plot – 13 Hectares

On the southern portion stands a recently built 180 m² residence, fully compliant and ready for immediate occupancy.
The house consists of:

- 3 bedrooms
- Kitchen
- Living room
- Bathroom
- Storage room
- Garage
- Two covered parking spaces

The farm structures include:

- Traditional outdoor oven
- Chicken coop
- Pigsty
- Goat shelter

Water supply is guaranteed by a large cistern fed by a generous year-round natural spring.
The land also hosts approximately 30 pear trees.

Nestled among the granite rocks is an ancient Gallurese "stazzo" farmhouse, in need of restoration. Once renovated, it would be ideal for tourist rentals or alternatively could be subdivided and sold separately.

North Plot – 32 Hectares

The northern portion represents the productive heart of the estate and offers spectacular elevated positions with open views over Lake Liscia, reachable by road in approximately one kilometre.

Key features include:

- Large barn currently accommodating around 20 head of cattle
- 3,000 m² vineyard with capacity for approx. 1,500 litres of wine
- 200 olive trees, producing approx. 200 litres of olive oil
- Vegetable garden and fig trees
- Private water well

The land is enriched by magnificent mature cork oak trees, yielding approximately 230 quintals of cork per harvest, providing an important recurring income source.

Development & Investment Potential

- Multiple panoramic building sites permitting the construction of one or more luxury villas, each with independent entrances from the public road
- Possibility to:
- Live immediately in the South residence while developing the North
- Use the South house later as staff accommodation
- Sell the entire South plot to finance a newly built villa on the North plot
- Create two separate high-value villas for resale

Ideal for Agritourism

The full 45-hectare estate lends itself perfectly to the creation of an agriturismo, combining:

- Authentic Gallura architecture
- Agricultural production (wine, olive oil, cork)
- Scenic landscape
- Proximity to world-famous Costa Smeralda

A rare opportunity to acquire a large, versatile Sardinian estate with both lifestyle and income potential.

Pictures


























Garage
Letto
Bagno
Letto
Magazzino
Letto
Soggiorno
Cucina

Location & Details



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

- Reference: 6280
- Villa/Farmhouse
- B&B/Agriturismo
- Restoration Project
- Lakeview
- Panoramic View
- 2 km to Lake
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 750.000

- Floorspace: 200 m^2
- SQM Plot: 450000 m^2
- Bedrooms: 3
- Bathrooms: 1
- 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 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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