Sardegna

San Giovanni, Olbia

Ref. 6529: Exclusive eco-friendly estate with swimming pool, olive grove and complete privacy, strategically located between San Pantaleo, Porto Cervo and Porto Rotondo, just 20 minutes from Olbia Airport and Northern Sardinia's most beautiful beaches.
Asking Price: € 1.080.000



Description

Exclusive eco-friendly farmhouse with a swimming pool, olive grove,situated just 10 minutes from the artists' village of San Pantaleo, 15 minutes from the beaches of the Costa Smeralda and the marinas of Porto Cervo and Porto Rotondo, and around 20 minutes from Olbia International Airport and the ferry port, this property combines complete privacy with an exceptionally central location in the most sought-after part of northern Sardinia.

Set in the enchanting Gallura countryside, in a strategic location between Olbia, San Pantaleo, Arzachena, Porto Cervo and Porto Rotondo, lies this exceptional eco-friendly farmhouse. A unique property where peace, privacy, nature and modern living comfort blend harmoniously.

Set on a generous plot with around 160 irrigated olive trees, the property offers an authentic Sardinian lifestyle, surrounded by the scents of Mediterranean vegetation and the imposing granite landscape for which this region is known throughout the world.

The property comprises a main building and an adjacent multi-purpose annex. Both have been built with respect for the environment, using local materials and energy-efficient solutions that contribute to low energy consumption and a pleasant indoor climate all year round.

Outside, the swimming pool forms a natural extension of the living space. Here you can enjoy complete privacy, spectacular sunsets and the authentic rhythm of Sardinian outdoor life. The extensive land also offers opportunities for further agricultural activities, a personal vineyard, hobby farming or a small-scale tourism project.

The location combines the best of both worlds: absolute tranquillity within the property and, at the same time, direct access to the most prestigious destinations in northern Sardinia. In just a few minutes, you can reach the charming centre of San Pantaleo, the exclusive marinas of Porto Cervo and Porto Rotondo, renowned golf courses and over thirty of the island's most beautiful beaches. Olbia International Airport and the ferry port are approximately twenty minutes' drive away.

This property is ideal as a permanent home, an exclusive holiday residence, a retreat, a property investment, or for those who dream of a sustainable life in harmony with nature and the open space.

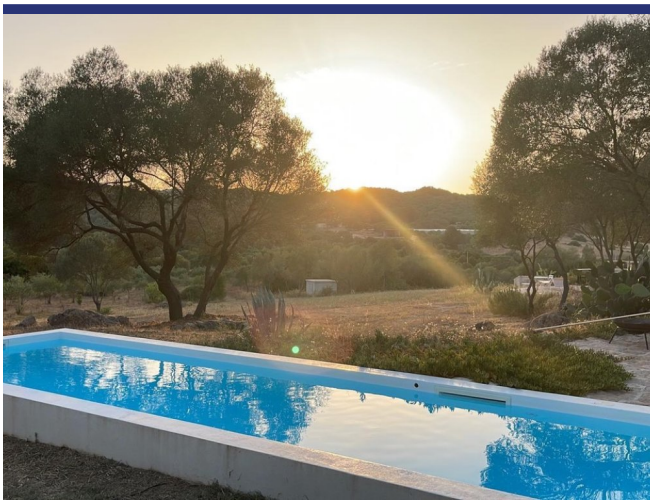
Features

- Property of approximately 3 hectares (3 ha)
- Eco-friendly and energy-efficient construction, including photovoltaic panels , storage batteries and electric vehicle charging points
- Main house with adjoining annex
- Swimming pool offering complete privacy
- Land with approximately 160 irrigated olive trees
- Potential for a vineyard or agricultural project
- Covered verandas
- Outdoor kitchen with wood-fired oven

- and large barbecue area with natural stone
- Outdoor shower
- Two locked garages
- Atmospheric evening lighting
- Thermal-break aluminium window frames
- Strategic location between Olbia, San Pantaleo, Porto Cervo and Porto Rotondo
- Approximately 20 minutes from the airport and ferry port
- Close to beaches, golf courses, restaurants and marinas
- Designer furnishings crafted by local artisans (not included in the price)

Pictures









































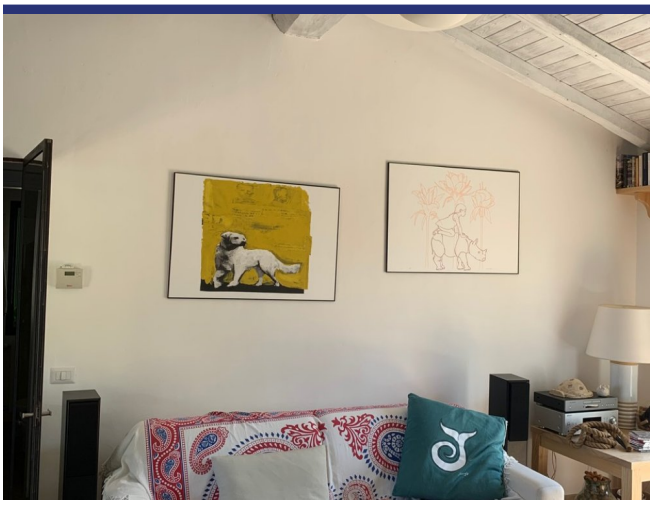


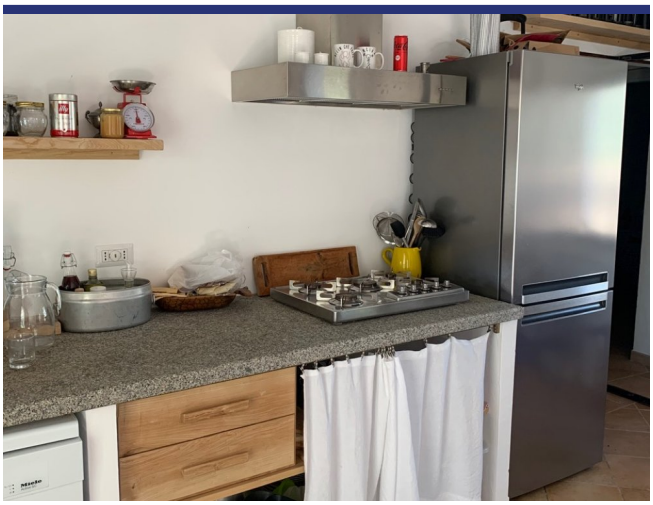










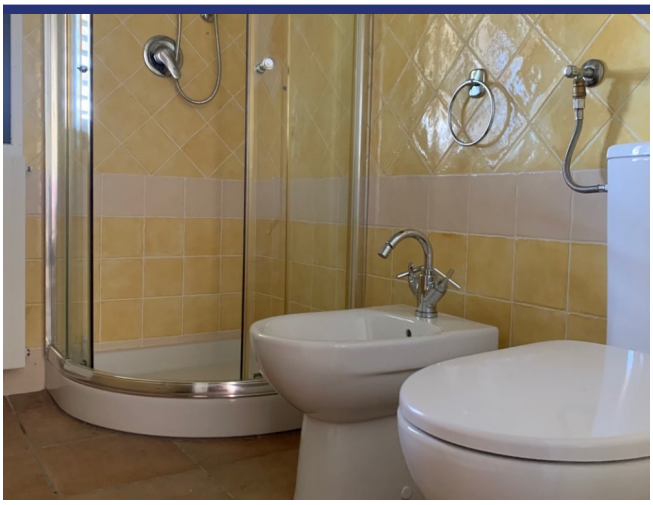
















































Location & Details



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

- Reference: 6529
- Villa/Farmhouse
- Panoramic View
- 9 km to Sea
- 9 km to Village
- Garden
- Terrace
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.080.000

- Floorspace: 236 m^2
- SQM Plot: 30000 m^2
- 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 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.