Sardegna

San Pantaleo, Olbia

Ref. 6373: A rare historic stazzu in Northern Sardinia, perfectly positioned between nature, sea and the Costa Smeralda, just 20 minutes from the airport.
Asking Price: € 475.000



Description

This particular authentic stazzu belongs to one of the oldest traditional country houses in northern Sardinia and is located in the impressive, rocky Milmegghiu natural zone. A protected area known for its hiking trails, silence and character, near the rural church of Santa Chiara. Rural and free, but at the same time exceptionally central.

The location is truly ideal: within a 3-minute drive you can reach both the beach and port of Portisco and the artistic and lively village of San Pantaleo. In addition, the stazzu is just 20 minutes from Olbia airport and about 15 minutes from the many services and beaches of the famous Costa Smeralda, including golf courses, beach clubs, exclusive boutiques and a wide range of restaurants and entertainment venues.

This combination makes it possible to go to the sea or the boat in the morning and enjoy an aperitivo in the village square, a dinner by the sea or an ice cream in San Pantaleo in the evening. Practical amenities such as pharmacy and post office are also nearby. The property is also an excellent base for cycling and scooter tours of Gallura.

The stazzu itself exudes authenticity and atmosphere. Thick natural stone walls and high ceilings with exposed bamboo and juniper provide a pleasant indoor climate: cool in summer and comfortable in winter thanks to heating, a pellet stove and a fireplace.

Layout & features:

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Entrance/hallway

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Two spacious bedrooms with high ceilings

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Bathroom

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Spacious living room with vaulted ceilings and characteristic fireplace

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Prepared connections for a bespoke kitchen

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Stone plateau around the house, ideal as a terrace

- Large grounds sloping down towards a small river
- Possibility of a panoramic hike towards the sea

As the property is in a protected area, outbuildings and in-ground pools are not allowed. However, a jacuzzi was previously present and a set-up pool is possible, creatively integrated into a natural setting.

A water reservoir in the garden has always been sufficient; drilling an additional well is recommended. Although some traffic noise is audible from the provincial road, the unique location, accessibility and rental potential far outweigh this. Property management for rental is possible.

A rare property for those who want to combine authenticity, nature and central location.

Pictures















































Location & Details



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

- Reference: 6373
- Villa/Farmhouse
- Panoramic View
- 3 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Asking Price: € 475.000

- Floorspace: 93 m^2
- SQM Plot: 23000 m^2
- Bedrooms: 2
- Bathrooms: 1
- Property Management
- Rental Potential: Very good
- Condition of the Property: Good
- Status: Sold

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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