Sardegna

San Pantaleo, Olbia

Ref. 6163: Unique enjoyment, investment and/or rental property surrounded by nature, offering privacy yet only 15 minutes from Sardinia's most popular village San Pantaleo and half an hour from Olbia airport/harbour, beautiful beaches and a wide range of attractions
Asking Price: € 530.000



Description

Unique Location

Centrally situated high up on a hill in Gallura, with two access routes: a 1 km winding track, mostly tarmac, leading up the hill from the Olbia side, and another beautiful 3.8 km unpaved nature trail through a kind of unspoilt nature reserve to and from Arzachena and San Pantaleo.

20 minutes from the harbour and 25 minutes from Olbia Airport, less than half an hour from various beaches such as Rena Bianca, Liscia Ruja, Celvia, Capriccioli, Spiaggia del Principe, Pevero, Romazzino, Baja Sardinia, Cannigione, Pittulongu and Marinella, plus various attractions.

9 kilometres from the artistic, authentic and charming village of San Pantaleo, which attracts visitors with its activities, architecture and reputation. All essential amenities such as a chemist's, bar, post office and small supermarket, complemented by numerous bars, restaurants and shops.

Close to the famous Costa Smeralda, with a trendy and lively international atmosphere in high season, famous boutiques, a well-known golf course, various clubs and nightlife venues. Here, however, you can enjoy complete privacy and tranquillity in a protected nature reserve where new development is strictly limited. Only under specific conditions – for example, in conjunction with a larger agricultural development such as an ‘azienda agricola' – are there still limited opportunities for expansion.

An ideal base for a variety of excursions, including boat trips and visits to ports such as Porto Rotondo, Golfo Aranci, Portisco, Porto Cervo, Olbia and Porto San Paolo for Tavolara, and of course Cannigione and Palau for visits to the UNESCO-listed Maddalena area.

An easy base for exploring the Gallura hinterland, with wonderful nature excursions to Lake Liscia, olive groves and cork forests, museums and charming, lesser-known villages with an authentic atmosphere and a slower pace of life, such as Luogosanto and many villages towards Tempio.

An ideal base for further excursions, such as Cala Luna and other calettes, the Gorropu Gorge, the Grotta di Nettuno, Alghero, Bosa, Santa Teresa, Sassari and even Corsica.

Distinctive Architecture & Cosy Atmosphere

Built between 2013 and 2016, this is a modern interpretation of the traditional Sardinian Stazzu style with vintage-industrial details.

A spacious, light and lodge-style bungalow design featuring high-quality materials, good insulation and natural ventilation.

An atmospheric mix of modern, vintage and recycled elements in a cosy setting with a cosy open fire.

Four separate doors provide access to each terrace; the sleeping area is separate, whilst the living area offers a combination of living and working spaces.

Breathtaking Views & Complete Privacy

Panoramic views of the Emerald Coast, Corsica, the mountains of San Pantaleo and, from the lookout point, Olbia and the hinterland.

Tucked away amongst impressive granite formations and unspoilt, lush natural surroundings, with two outdoor showers, a jacuzzi, a swimming pool and seating areas.

Designed to encourage outdoor living as much as possible, in harmony with the surroundings and making the most of what the land has to offer.

Sheltered corners provide comfort in every season, allowing you to seek out or avoid every ray of sunshine and/or island breeze.

Layout & Comfort

Master suite with en-suite bathroom, featuring a raised bath, multifunctional massage shower and separate toilet with hand shower.

Second bedroom with a flexible layout: two single beds, a bespoke loft bed and an extra pull-out bed.

Spacious hall with storage cupboard and bookcase, and access to a separate bathroom with washbasin, walk-in rain shower and toilet with spray head.

The living area features a seating area around the fireplace, a study corner with panoramic views and a fully equipped kitchen with modern appliances.

Outdoor Living & Relaxation

Two covered verandas, a huge sun terrace and a large gas barbecue, plus a large sheltered open-air seating area with automatic irrigation.

Several relaxation areas in the garden with varied views and optimal sun and wind exposure.

Two outdoor showers, a jacuzzi and an above-ground swimming pool (7.33 x 3.66 x 1.30 m). Recommended: replace with a higher-quality, more luxurious version.

Extensive grounds of 30,000 m² featuring Mediterranean flora, centuries-old olive and cork oaks, wild lavender, poppies and gorse, an aromatic herb garden with rosemary, oregano, sage and mint, a natural pond and impressive granite rocks to admire or climb. Wild fennel, onions, mushrooms and garlic grow here, whilst over 200 olive trees plus several fruit trees bearing citrus fruits, figs, pomegranates and almonds have been planted. There is potential for a vegetable garden and, for enthusiasts, the site is even suitable for a private helipad.

An additional 2 hectares around the highest point near the entrance to the land, offering even a slight sea view.

Extras & Expansion Options

The spacious front veranda can be flexibly converted into indoor living space using sliding glass panels without requiring planning permission (the large veranda roof is already insulated for this purpose).

Subject to agreement, the property can be fully furnished and ready to move into, with a complete modern kitchen, built-in beds and cupboards, and possibly even crockery, linen and the like, excluding personal belongings.

Land Rover Freelander (2013), ideal for exploring Sardinia's undiscovered beaches and adventurous trips; highly recommended for the longer, unpaved access road uphill and any off-road excursions.

Potential for extension, for example a studio, a third bedroom and bathroom or a tiny house, an infinity pool, a sauna, or the transformation of the natural spring or pond into a bio-lake.

Perfect as a holiday home, second home or investment and/or rental property

A cosy, welcoming spot for families or a group of friends.

A lovely spot as a solo or couples' retreat and/or for remote workers seeking peace and inspiration.

Ideal for nature lovers and outdoor enthusiasts who also enjoy gardening and DIY projects.

Excellent rental potential thanks to the demand for peace and space and the strategically unique location amongst well-known destinations, with glowing reviews as a retreat successfully let via various portals and websites.

A hidden gem in Sardinia, where nature, serenity and comfort come together.

Pictures










SOGNO SPERDUTO














SPERDUTO





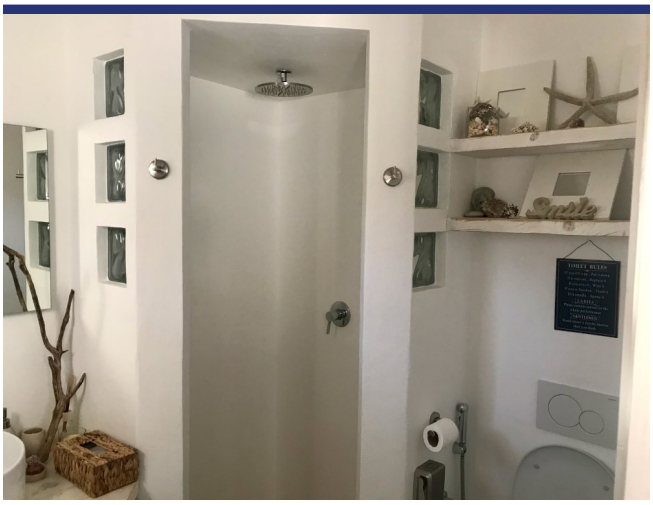



SOLO SPERDUTO






SOGNO SPERDUTO






HOPE


Some boys look for a beautiful face
make a place beautiful






































































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Location & Details



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

- Reference: 6163
- Villa/Farmhouse
- Panoramic View
- 16 km to Sea
- 9 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Pool: Yes
- Asking Price: € 530.000

- Floorspace: 126 m^2
- SQM Plot: 50000 m^2
- Bedrooms: 2
- Bathrooms: 2
- Property Management
- 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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