# Sardegna

## Santa Maria Coghinas

Ref. 6450: Apartment with Terrace and Private Garden in Santa Maria Coghinas – Between Thermal Springs, Nature and the Sea
Asking Price: € 72.000



# Description

Two Bedroom Apartment with Double Terrace in Santa Maria Coghinas - Relax Among Thermal Waters and Nature

In the heart of the thermal village of Santa Maria Coghinas, just minutes from the thermal baths of Casteldoria and the beaches of the Gulf of Asinara, we offer for sale a two-bedroom flat with two open terraces, located on the first floor of a recently built residence.
An ideal solution for those looking for a holiday home in Sardinia or a smart property investment in a quiet and well-connected area.

Location
Via Longareddu no 15 - Santa Maria Coghinas (SS)
The flat is located in a quiet residential area, yet perfectly positioned to reach the sea, the thermal baths and all the amenities of the village within minutes.

The Village of Santa Maria Coghinas
A place where nature and well-being come together.
This charming village, crossed by the river Coghinas, is known for its natural hot springs, local traditions and relaxed lifestyle.
A short drive away, you can reach some of Northern Sardinia's most fascinating destinations: Valledoria, Badesi, Isola Rossa and Castelsardo.

Features of the property
Total commercial area: 58.97 sqm
Net living area: 41.66 sqm
Open terraces (gross): 26.73 sqm
Ceiling height: 2.80 m

Layout:
Living room with kitchenette
Double bedroom
Bathroom
Hall
Two open terraces accessible from the living room

Fixtures and fittings
Wooden window frames with double glazing
Wooden shutters
Ceramic floors
Reinforced entrance door
Pre-installed for air conditioning (heat pump)

Condition: never occupied, currently requires light refurbishment

Access and Building Context
Access from first floor, street side (Via Longareddu)
Residence with low condominium fees
Building built between 2007 and 2009

About the Photos
Some of the images shown are realistic 3D renderings, made to illustrate how the flat could look furnished.
However, the last few photos show a similar flat that has been sold and furnished in reality, to give a concrete idea of the final result.

Other Available Apartments
Within the same complex, there are currently four flats for sale, each with similar features but different layouts and exposures.
Perfect both as a holiday home and as a multi-family investment with excellent potential for seasonal rental income.

Key Distances
Thermal baths of Casteldoria: 2 minutes
Beach of San Pietro a Mare (Valledoria): 10 minutes
Badesi, Isola Rossa, Castelsardo: within 20 km
Alghero airport: 85 km
Olbia airport: 90 km

Why Choose This Property
A new, never-inhabited flat with two large terraces, low condominium fees and a strategic location between the sea and hot springs.
Perfect for those looking to live or invest in authentic, relaxed Sardinia, away from mass tourism yet close to the island's most iconic destinations.

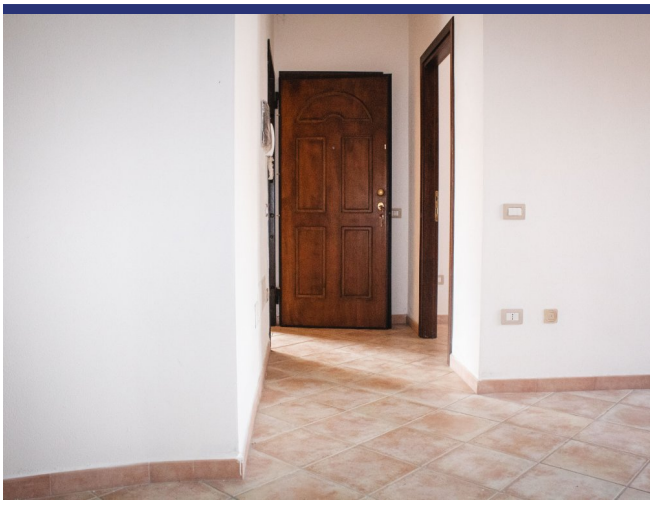
# Pictures









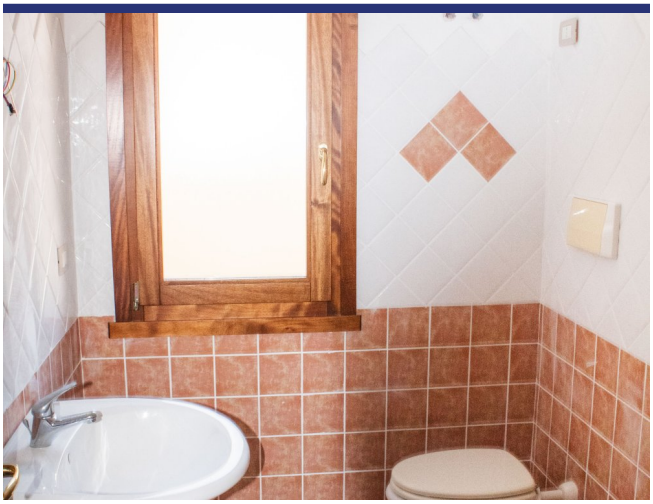


















# Location & Details




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

- Reference: 6450
- Apartement/In borgo
- Panoramic View
- 7 km to Sea
- 1 km to Village
- Garden
- Terrace
- Asking Price: € 72.000

- Floorspace: 59 $m^2$
- Bedrooms: 1
- Bathrooms: 1
- Rental Potential: Good
- Condition of the Property: 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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