



COLDWELL BANKER
ITALY

Coldwell Banker Immobiliare Costi&Partners

Corso Umberto I 148 - 07026 Olbia

P.IVA e C.F.: 02484080904

Tel.: (+39) 0789 204019

Villa for Sell in Olbia - Area: Cugnana

📍 VIA Casagliana, Sassari, 07026 (SS)

1.750.000€



Contact info



Coldwell Banker Immobiliare Costi&Partners

Paolo Costi

Phone: +390789204019

Mobile: +393929138659

Email: paolo.costi@cbitaly.it

Description

Villa for sale. Immersed in the splendid nature of Cugnana, a few kilometers from the center of Olbia and its port and airport, this independent villa is a corner of paradise that offers you all the comfort and privacy you desire. Situated in a privileged position, far from the chaos of the city, this residence is the perfect place to retreat, enjoying the serenity of the countryside without giving up proximity to services and the wonderful beaches of the Costa Smeralda.

Built in 2012 and recently completed, the villa is in excellent condition and is on a single level. With a surface area of 210 m2, of which 60 m2 are dedicated to an independent annex, the property offers large and bright living spaces, ideal for those seeking a perfect harmony between elegance and functionality. The annex, located a few steps from the main villa, is composed of a welcoming living room, a bedroom and a large bathroom with shower, offering a private space for guests or for moments of tranquility.

The heart of the villa is represented by the large living room, where brightness and comfort meet. Furnished with taste and attention to detail, this welcoming space is perfect for moments of relaxation or for entertaining friends. The modern and fully equipped kitchen overlooks the surrounding garden, ensuring a pleasant connection between the internal and external environments. The sleeping area, consisting of 4 bedrooms, is a haven of peace, with 4 elegant bathrooms, two of which have ensuite bathrooms, for unparalleled comfort.

To complete the property, a fantastic relaxation room with a professional billiards table and bathroom, ideal for spending moments of leisure in total privacy. All the furnishings are high quality and given free of charge, allowing you to immediately enter the house of your dreams, without further interventions.

The outdoor spaces are a true haven of tranquility. The garden, enriched with plants and flowers, is perfect for outdoor moments, whether for a family lunch or a dinner with friends. The large covered veranda and the barbecue area make every event a special occasion, in a private and suggestive setting. The large swimming pool, which dominates the surrounding area, offers a breathtaking view of the Gulf of Cugnana, giving you moments of pure relaxation and pleasure.

The villa is equipped with independent heating and air conditioning, ensuring maximum comfort in every season. Furthermore, thanks to its elevated position, it enjoys a unique panoramic view of the hills and the sea, offering a visual experience that will make every day special.

The 10,000 sqm property is completely fenced, with access via an automatic gate and an artesian well that ensures a water reserve for the entire villa. A unique opportunity for those looking for an exclusive home in one of the most sought-after areas of Sardinia, just a few minutes from the wonderful beaches and the heart of the Costa Smeralda.

Don't miss this unique opportunity to live the Sardinian dream.

Details



Property ID: CBI040-778-10515



Surface: 315.00 m²



Rooms: 8



Bathrooms: 6



Energy Class: C



Bedrooms: 5

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 315.00 m²



Rooms: 8



Bedrooms: 5



Bathrooms: 6



Kitchen: Exposed



Position: Touristic



Balconies: Presente



Parking space: Uncovered



Garden: Private,



Terrace: Present

Images









