



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Villa, built 2017, large plot, finest equipment, wonderful location with distant sea view



IT-9017-KA

Panoramablick
07020 Luogosanto
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	07020
Country	Italy
City	Luogosanto
Additional geographical information	Sardinia
Living space	approx. 120 m ²
Number of rooms	6
Plot size	approx. 13.000 m ²
Number of bedrooms	3
Number of bathrooms	2
Asking price	495.000,00 €
Brokerage	for the buyer 5,49 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

Villa in mint condition with state-of-the-art technology in an incomparable panoramic location.

The house was built in 2017 in a green clearing surrounded by monumental granite rocks and a lush cork forest. The evenly shaped and fully fenced plot has an area of 1.3 hectares and is accessible via a convenient asphalt road that connects to the state road 133 Tempio-Pausania Palau.

We are welcomed by a large and bright living area, consisting of the living room with panoramic window and access to the covered veranda and the kitchen area - spacious, with a comfortable peninsula equipped with new high quality appliances.

In the left wing of the house is the spacious master bedroom with a vaulted ceiling of juniper beams and the large bathroom with bathtub by Villeroy & Boch and underfloor heating. Next door is the second bathroom with WC and the option of converting it into a shower cubicle.

In the right wing of the house is the heating/laundry room and a large walk-in wardrobe with window. Continue on to the second bedroom with double bed and French doors to the garden and then to the study, which can easily be used as a third bedroom.

The house is in perfect condition in every detail and is as good as new. All systems are of the latest generation and installed to a high standard. All rooms are air conditioned with high quality Panasonic split units. Glass-wood windows with double glazing. Water supply is via a well.

A special mention deserves the photovoltaic system installed in 2022 which can be activated and includes a 12 Kwth ABB React-2 inverter storage system.

More information and floor plans are available on request.

Further and similar offers can be found on our homepage www.real-estate-italy.com

Location

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Your contact person

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