



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Villa in second row to the sea with lots of potential and great privacy | Real estate Sardinia



IT-S2005-KA

Seaview  
07020 Aglientu  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	07020
<b>Country</b>	Italy
<b>City</b>	Aglientu
<b>Additional geographical information</b>	Sardinia
<b>Living space</b>	approx. 136 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 1.250 m <sup>2</sup>
<b>Number of bedrooms</b>	5
<b>Number of bathrooms</b>	2
<b>Asking price</b>	695.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	In need of renovation
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

VILLA 60 METERS FROM THE SEA AND BEACH, PRIVATE GARDEN in PORTOBELLO PARK.

In an exceptional position, just 60 meters from the beach, this beautiful villa offers you the opportunity to immerse yourself in the sounds and scents of the sea, far from mass tourism and large equipped beaches.

The villa is spread over a single level for a total area of 127 sqm. Access to the house is via the large, very bright living room with its own dining area and large fireplace. The kitchen-diner overlooks the living room and is connected to the terrace with an outdoor dining area equipped with a professional barbecue. The sleeping area consists of two large double bedrooms, two twin bedrooms that can be converted into double bedrooms and a single bedroom. Two bathrooms, both with shower cabins, as well as a summer shower in the garden are available.

Externally, next to the dining area, we find a comfortable laundry room, an open terrace, perfect for enjoying the wonderful sunsets, two parking spaces and, above all, a lush, regularly shaped Mediterranean garden, with various juniper plants and the possibility of creating a private pool.

The house requires some renovation work and thus offers the possibility of customizing the interior design according to your taste, but is in excellent structural condition. Given the legislation in force in Sardinia for the protection of natural heritage and coasts, which prohibits any new construction in the protected area 300 meters from the coast, this property represents an excellent investment.

More information and floor plans are available on request.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Portobello di Gallura.



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**Your contact person**

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