



Country Property in Maracalagonis, Sardinia



Agenten-Info

Name:	michele sirchia
E-Mail:	info@sardahousing.com
Name der Firma:	Sardahousing
Land:	Italien
Erfahrung seit:	2001
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent, Umzug, Short-Sale-Immobilien, Beratung, Andere
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Andere
Telefon:	+39 (329) 074-1198
Sprachen:	English, Italian
Webseite:	http://www.sardahousing.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 377,825.11

Standort

Land:	Italien
Staat/Region/Provinz:	Sardinien
Stadt:	Maracalagonis
Adresse:	Località Nuxedda
Postleitzahl:	09069
Veröffentlicht:	27.08.2025

Beschreibung:

Villa Nuxedda

a house surrounded by nature

Immersed in uncontaminated nature in the rural area of Maracalagonis, we offer a magnificent three-hectare property, with a villa and an organic cultivation area.

Make your dream of living surrounded by nature come true!

Located in the hills of Piscina Nuxedda, a rural area of Maracalagonis along SS 125, Villa Nuxedda is a



three-hectare estate in an ideal area for those who want to live in total privacy in contact with nature. Surrounded by a vast area of uncontaminated Mediterranean scrub, the property is located ten minutes from the village's services, and twenty minutes from Cagliari and the sea.

a property surrounded by greenery, with a splendid panorama

The house is located in the highest part of the about three hectares land and offers a wonderful open view from the veranda to the sea.

In fact, we are just ten kilometres as the crow flies from the first beaches and twenty minutes to the spectacular beach of Mari Pintau.

In this upper part of the land, which is completely fenced, you are amid the intense scent of the thick and colourful Mediterranean scrub that covers it.

The lower part, however, is flat, and cultivable. Here there are an orchard (with fig trees, pomegranates, persimmons, apples, pears, nashi, and plums), an about 1000 sqm citrus grove (with oranges, lemons, mandarins, and clementines), a vineyard with table grapes, and finally a beautiful vegetable garden. Fruit of the owner's passion, this area is cultivated only with natural and organic methods and without ever using chemical fertilizers or synthetic products.

a spacious and functional home, with outdoor spaces

This 115-sqm home was built in 1999, and was completely renovated in 2015.

At the entrance we are welcomed by the large living area, a 49 sqm open space designed as living room and dining room with a large fireplace in its centre. The living room overlooks the front veranda where you can eat surrounded by greenery and enjoy

Neu:	Nein
Zustand:	Ausgezeichnet
Gebaut:	1999
Renoviert:	2015

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	115 m ²
Grundstücksgröße:	30000 m ²
Kellerfläche:	70 m ²

Zimmerdetails

Zimmer insgesamt:	5
Innenausstattung:	Fireplace, Fitted kitchen
Keller:	Fertig

Versorgungsdetails

Heizung:	Ja
----------	----

Energieeffizienz

Energieverbrauch:	B
-------------------	---



Gebäudedetails

Parkplatz:	Ja
Außen-Ausstattung:	Porch, Garden
Anzahl Etagen:	2
Dach:	Tile
Aussicht:	Territorial

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: <https://www.sardahousing.com/en/real-estate/villa-for-sale-maracalagonis-cagliari-villa-nuxedda>

Kontaktinformation

Telefon: +39 (32907) 411-98
IMLIX ID: IX6.981.481

