



## Excellent 4 Bed House for Sale In Perfugas Sassari



### Agenten-Info

Name:	Niall Madden
Name der Firma:	Esales Property Limited
Land:	Vereinigtes Königreich
Erfahrung seit:	2002
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	English
Webseite:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 303,776.67

### Standort

Land:	Italien
Staat/Region/Provinz:	Sardinien
Stadt:	Perfugas
Adresse:	Via Antonio Segni 3
Postleitzahl:	07034
Veröffentlicht:	08.07.2025
Beschreibung:	Excellent 4 Bed House for Sale In Perfugas Sassari Italy

Esales Property ID: es5554673

Property Location

Via Antonio Segni 3

Perfugas

Sassari

07034



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## Italy

### Property Details

#### A Sardinian Dream Awaits: Excellent 4-Bedroom Independent House for Sale in Perfugas, Sassari, Italy

Nestled in the charming and authentic village of Perfugas, within the picturesque province of Sassari on the beautiful island of Sardinia, lies an exceptional opportunity to acquire a spacious and versatile independent house. Priced at an attractive €260,000, this property offers an expansive living space, a generous plot of land, and immense potential for a variety of lifestyles – whether as a permanent family residence, a holiday retreat, or even a charming bed and breakfast. This is more than just a house; it's an invitation to embrace the idyllic Sardinian lifestyle, rich in history, natural beauty, and a captivating cultural heritage.

#### Discover Perfugas: An Authentic Sardinian Gem

Perfugas, a hidden treasure in the northern part of Sardinia, is a village steeped in history and surrounded by breathtaking natural landscapes. Known for its paleontological museum showcasing ancient fossils and its unique natural monuments like the 'Elephant Rock,' the area offers a compelling blend of historical intrigue and outdoor adventure. The village provides all essential amenities, including local shops, schools, and medical services, ensuring a comfortable and convenient living experience. Its strategic location offers easy access to both the stunning coastline of Northern Sardinia, with its pristine beaches and crystal-clear waters, and the rugged, enchanting interior of the island. Perfugas embodies the authentic Sardinian spirit, away from the bustling tourist hubs, yet within reach of everything this magnificent island has to offer.

#### A Grand Residence Designed for Comfort and Versatility

This independent house is a testament to thoughtful design and ample proportions, spread across multiple levels to maximize space and functionality. The total land area extends to a generous 620 square meters, providing significant outdoor space for gardens, recreation, or further development. The property's intelligent layout caters to diverse needs, making it ideal for large families, those seeking guest accommodation, or even entrepreneurial ventures.

**The Basement Level: Expansive and Practical (108 m<sup>2</sup> + 67 m<sup>2</sup> Garage)** The property boasts a substantial basement level, offering immense potential. With a sprawling 108 square meters of adaptable space, this area can be transformed to suit a multitude of purposes. Imagine a dedicated home cinema, a spacious gym, a comfortable games room, a large hobby area, or even additional storage for a growing family. The possibilities are truly endless, allowing you to tailor this substantial area to your specific desires and needs. Directly accessible from the basement is an impressive 67 square meter garage, capable of accommodating two vehicles comfortably. This secure and convenient parking solution is a significant asset, particularly in a town setting, offering peace of mind and protection for your vehicles.

**The Ground Floor: The Heart of the Home (152.91 m<sup>2</sup> + 27 m<sup>2</sup> Terrace)** The main living area of the house resides on the ground floor, spanning a remarkable 152.91 square meters. This level is thoughtfully



designed to be the vibrant hub of daily life and entertaining. It features a huge living area providing ample space for both formal gatherings and relaxed family time. One could serve as a sophisticated reception area, while the other offers a cozy retreat for evenings in. The large kitchen is a true highlight, a generously sized space that invites culinary creativity and social interaction. Its dimensions allow for a substantial dining area within the kitchen itself, making it perfect for everyday meals and casual entertaining. there are 3 bedrooms at the ground floor and a very big living area.

Adding to the ground floor's appeal is a wonderful 27 square meter terrace. This expansive outdoor space extends the living area, providing an ideal setting for al fresco dining, enjoying a morning coffee, or simply relaxing with a book while soaking in the Sardinian sunshine. It offers a seamless transition between indoor comfort and outdoor serenity, enhancing the property's overall livability and appeal.

**The First Floor: Private Retreats (56.97 m<sup>2</sup> + Balcony)** The first floor is dedicated to rest and privacy, encompassing 56.97 square meters of well-appointed space. This level houses the property's fourth comfortable bedroom & living area, offering ample accommodation for family members or guests. Completing the first floor is a charming balcony, providing a lovely spot to step out, enjoy the fresh air, and take in the views of the surrounding neighborhood. The elevated position offers a sense of calm and a delightful vantage point.

**Two Well-Appointed Bathrooms** are strategically located throughout the house, ensuring convenience and comfort for all occupants. The presence of two separate bathrooms is a significant advantage, particularly for a house of this size with multiple bedrooms, catering to the needs of a busy household or multiple guests.

### Unlocking Potential: A Versatile Investment

This independent house in Perfugas offers immense versatility and untapped potential:

- \* **Ideal Family Home:** With four bedrooms, multiple living areas, and expansive outdoor space, it is perfectly suited for a large or growing family seeking comfort, privacy, and room to thrive.
- \* **Holiday Home/Rental Income:** Sardinia is a hugely popular tourist destination. This property's size and layout make it an excellent candidate for a holiday home, providing ample space for family and friends. Furthermore, it could generate significant rental income through short-term holiday lets, capitalizing on the demand for authentic Sardinian experiences.
- \* **Bed and Breakfast / Guesthouse:** The independent nature of the house, combined with its numerous rooms and separate living areas, lends itself beautifully to conversion into a charming bed and breakfast. The spacious kitchen could serve guests, while the multiple living rooms offer communal spaces. The generous basement provides potential for additional amenities for guests, enhancing their stay.
- \* **Work-from-Home Sanctuary:** With ample space, including the adaptable basement and multiple bedrooms, the property offers ideal conditions for creating dedicated home offices, studios, or creative workspaces, catering to the growing trend of remote work.

### Embrace the Sardinian Lifestyle

Owning this property in Perfugas means more than just acquiring a house; it means embracing a coveted



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Sardinian lifestyle. Imagine spending your mornings exploring the historic streets of Perfugas, your afternoons relaxing on the nearby pristine beaches, and your evenings savoring delicious local cuisine with fresh, regional ingredients. The island offers an unparalleled blend of vibrant culture, ancient history, dramatic coastlines, and a warm, welcoming community. From the famous Maddalena Archipelago to the ancient Nuragic complexes, Sardinia presents endless opportunities for exploration and enjoyment.

The village boasts a delightful array of artisan food shops, a testament to the region's rich culinary traditions. Central to this gastronomic scene is a charming cheese shop, where you can discover delectable cheeses produced right here in the village – a truly authentic taste of local craftsmanship. Their exquisite creations are a must-try for any connoisseur. Beyond the cheese, you'll find other invaluable small shops offering an impressive selection of locally sourced delights: creamy yogurts, fresh, delicate mozzarella, and light, airy ricotta. The local dairy also produces farm-fresh milk, and their artisanal ice cream recently garnered a prestigious award, a testament to its exceptional quality. For a quick and delicious meal, you can also pick up freshly made pizzas, crafted with the same commitment to local ingredients.

### Your Opportunity Awaits

This 4-bedroom independent house in Perfugas, Sassari, represents exceptional value for a property of its size, versatility, and location in beautiful Sardinia. It offers the rare combination of spacious living, significant land, and a gateway to an enchanting lifestyle.

Don't miss this chance to make your Sardinian dream a reality. Whether you're seeking a permanent home, a lucrative investment, or a tranquil holiday escape, this property provides the perfect foundation. Contact us today to discover more about this outstanding opportunity and to arrange a viewing of your future home in Perfugas. Embrace the charm, the space, and the endless possibilities that await you on this magnificent Mediterranean island.

### ABOUT THE AREA

Perfugas is a captivating comune situated in the province of Sassari, on the stunning island of Sardinia, Italy. Located in the historical region of Anglona in the island's northwestern part, Perfugas is a village deeply steeped in ancient history. Its roots stretch back to the Lower Palaeolithic period, making it one of the earliest known inhabited territories on the island. Evidence of this rich past abounds, including remarkable Neolithic settlements with their enigmatic stone circles and dolmens. A particularly notable historical gem is the well-preserved Nuragic-era well temple of Predio Canopoli, found right in the village's historic center, offering a tangible connection to Sardinia's mysterious ancient civilization.

Beyond its significant archaeological allure, Perfugas offers a genuine slice of authentic Sardinian life, a peaceful contrast to the more bustling tourist resorts. The village maintains a tranquil atmosphere while providing essential services for its residents, including convenient local shops, schools, and health facilities. The surrounding landscape is a picturesque tapestry of rolling hills, fertile agricultural land, and distinctive geological formations. Among these is the famous 'Elephant Rock' (Roccia dell'Elefante), a naturally sculpted trachyte rock that, as its name suggests, remarkably resembles an elephant. This



compelling blend of profound historical depth and untouched natural beauty makes Perfugas a truly appealing base for those seeking a serene experience from which to explore the wider wonders of Northern Sardinia.

Perfugas's strategic geographical position grants excellent access to the diverse and breathtaking attractions of Northern Sardinia. Within a relatively short drive, both residents and visitors can reach some of the island's most stunning coastlines. The nearest accessible beaches include those around Valledoria and Castelsardo, known for their invitingly clear waters and opportunities for various water sports. Further afield, but still within a comfortable drive, are the famous white sands of La Pelosa Beach near Stintino, often lauded as one of Sardinia's most beautiful, and the numerous coves and stretches of sand along the northwest coast towards Alghero. The rugged interior of the island, easily accessible from Perfugas, offers scenic hiking trails, charming small villages steeped in tradition, and ample opportunities to delve deeper into Sardinian culture and sample its renowned cuisine. The villages connectivity to larger cities like Sassari (approximately 50 km away) ensures access to broader services and cultural experiences, all while allowing Perfugas to retain its authentic, tranquil charm.

For travelers planning a visit to Perfugas, the most convenient entry point is typically Alghero-Fertilia Airport (AHO). This airport is located approximately 60-70 kilometers from Perfugas and handles numerous domestic flights within Italy, as well as a good selection of international flights, particularly from other European countries, especially during the peak tourist season. Another significant airport on the island, offering a wider range of international connections, is Olbia Costa Smeralda Airport (OLB). Situated on the northeastern coast, Olbia Airport is roughly 80-90 kilometers from Perfugas. While further, Cagliari Elmas Airport (CAG), located in the south of Sardinia, provides the broadest selection of flights, including many intercontinental routes; however, reaching Perfugas from Cagliari would necessitate a significantly longer drive across the island.

## MAiN FEATURES:

- \* Over 300m2 of living space
- \* 620m2 plot
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Garden
- \* Heating Pumps and Solar Panels
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Allgemein

Schlafzimmer:

4



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Badezimmer: 2  
Fertige m<sup>2</sup>: 300 m<sup>2</sup>

## **Versorgungsdetails**

Heizung: Ja

## **Mietbedingungen**

Verfügbar ab:

## **Zusätzliche Informationen**

URL der virtuellen Tour: <https://www.youtube.com/embed/z6hf3TY5LZU>

## **Kontaktinformation**

IMLIX ID: IX7.237.068

