



Seaside villa S. Caterina di Pittinuri, 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 1,166,016.44

Standort

Land:	Italien
Staat/Region/Provinz:	Sardinien
Stadt:	Cuglieri
Adresse:	Santa Caterina di Pittinuri
Postleitzahl:	09073
Veröffentlicht:	13.01.2026

Beschreibung:

Villa Emozione

A retreat directly by the sea

In Santa Caterina di Pittinuri, Cuglieri in Sardinia, we offer a magnificent villa overlooking the sea, 100 metres to the beach, with a splendid open view of the bay.

Villa Emozione is located in a truly exclusive and privileged position! Perched high above the sea, it overlooks the enchanting Santa Caterina di Pittinuri cove, in Località Scala sa Rughe. Its location inside a private lot enables a completely unobstructed view of the sea, with a picturesque rocky ridge and Mediterranean scrub, and the limestone cliffs of the cove.



The sea and beach are 100 metres below the house and can be reached via a pedestrian path with a right of way.

You access the property via a small dirt road that leads directly to the villa, through an automatic gate. The villa is on two levels, beside a small underground cellar. With an internal surface area of 203 sqm, this house needs renovation.

- * Upper floor with sea view (4 rooms, kitchen, 2 bathrooms, 2 terraces) *

On the upper floor (at parking level), you find a large entrance hall leading to a living room with a fireplace and large panoramic windows overlooking the sea and the village below. On this floor you also find a small kitchen and a sleeping area with a double bedroom with en-suite bathroom, two more bedrooms, and a second bathroom.

Finally, two large terraces offer breath-taking sea views.

- * Lower floor with sea view (3 rooms, bathroom, laundry room) *

You enter the lower floor via an internal staircase and a second external entrance. On this floor, there is a large living room with a fireplace and large panoramic windows with sea views, a laundry room, a bathroom, two small rooms, and a small covered veranda with sea views.

- * Cellar *

A staircase leads from the lower floor to a small underground cellar.

The property's land is 1,000 sqm.

This villa has all the necessary permits, is certified as habitable, and is connected to both the water supply and

Neu:	Nein
Zustand:	Muss renoviert werden

Allgemein

Schlafzimmer:	5
Badezimmer:	3
Fertige m ² :	203 m ²
Grundstücksgröße:	1000 m ²

Zimmerdetails

Zimmer insgesamt:	7
Innenausstattung:	Fireplace

Versorgungsdetails

Heizung:	Nein
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Energieeffizienz

Energieverbrauch:	G
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Gebäudedetails

Parkplatz:	Ja
Gebäude-Ausstattung:	Gated entry
Außen-Ausstattung:	Waterfront, Garden



Anzahl Etagen: 2
Aussicht: Water

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: <https://www.sardahousing.com/en/real-estate/villa-f-or-sale-santa-caterina-pittinuri-oristano-villa-emozione/>

Kontaktinformation

Telefon: +3932 (90741) 198-
IMLIX ID: IX7.241.129

