



## Stunning 3 Bed House For Sale in Chiaramonti Sassari Italy



### Στοιχεία μεσίτη

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Όνομα:            | Niall Madden                                                                  |
| Όνομα εταιρείας:  | Esales Property Limited                                                       |
| Χώρα:             | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Τύπος υπηρεσίας:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Τηλέφωνο:         |                                                                               |
| Languages:        | English                                                                       |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | EUR 160,000 |

### Τοποθεσία

|                       |                                                            |
|-----------------------|------------------------------------------------------------|
| Χώρα:                 | Italy                                                      |
| Διεύθυνση:            | Domo De Santu Miali , Via Capitano D. Amadio               |
| Ταχυδρομικός κωδικός: | 07030                                                      |
| Δημοσιεύθηκε:         | 26/09/2024                                                 |
| Περιγραφή:            | Stunning 3 Bed House For Sale in Chiaramonti Sassari Italy |

Esales Property ID: es5554302

Domo De Santu Miali , Via Capitano D. Amadio

Chiaramonti

Sassari

07030

Italy

Discover Your Sardinian Retreat: A Charming House in Chiaramonti



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## A Serene Escape in the Heart of Sardinia

Nestled amidst the picturesque countryside of Chiaramonti, this charming 3-bedroom country house offers a tranquil and idyllic escape. Situated on a generous plot, the property provides ample space for outdoor activities and potential development.

The immediately liveable area is on ground level and is therefore wheelchair accessible.

It is virtually self-sufficient in electricity and hot water. It would make a stunning country villa. Local builders and quality tradesmen are readily available.

## A Renovator's Delight

The house requires renovation to bring it up to modern standards, offering a blank canvas for your personal touch. The property's solid structure and character provide a rewarding project for those passionate about restoration.

## Investment Potential

Once renovated, this house presents a lucrative opportunity for vacation rentals or a personal retreat. The tranquil setting, stunning views, and proximity to the vibrant town of Chiaramonti make it an attractive destination for visitors.

## Explore the Surrounding Area

Chiaramonti, a medieval town with a rich history, offers a variety of attractions and amenities. Explore the charming streets, visit the local market, and discover the region's cultural heritage. The surrounding countryside provides opportunities for hiking, biking, and enjoying the natural beauty of Sardinia.

## Key Features:

- \* 3-bedroom house on 1100m<sup>2</sup> plot
- \* Renovation project with potential for high returns
- \* Prime location in Chiaramonti, Sardinia
- \* Stunning views and peaceful surroundings
- \* Access through lockable gates
- \* Proximity to medieval town and amenities
- \* Potential for vacation rentals or personal retreat

## Additional Considerations:

- \* Planning Permissions: Research local planning regulations and obtain necessary permits for any proposed renovations or developments.
- \* Infrastructure: Assess the availability of utilities and infrastructure in the area, such as water, electricity, and internet.



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- \* Market Analysis: Conduct a thorough market analysis to understand the demand for rental properties and potential rental income.
  - \* Local Expertise: Consider working with local professionals, such as architects, builders, and real estate agents, to guide you through the renovation process.

Note: This property offers a unique opportunity for those seeking a renovation project in a picturesque Sardinian setting. With its potential for a charming and profitable retreat, this farmhouse is an ideal investment for those looking to create their own slice of paradise in the Italian countryside.

## ABOUT THE AREA

Sardinia captivates with its wild hinterland, out-of-this-world beaches and endearing eccentricities. Here coastal drives thrill, prehistory puzzles and four million sheep rule the roads.

Sardinia has some of the dreamiest beaches you'll find without stepping off European shores. Yes, the sand really is that white, and the sea the bluest blue. Imagine dropping anchor in Costa Smeralda's scalloped bays, where celebrities and supermodels frolic in emerald waters; playing castaway on the Golfo di Orosei's coves, where sheer cliffs ensure seclusion; or sailing to La Maddalena's cluster of granite islands. Whether you're walking barefoot across the dunes on the wave-lashed Costa Verde or lounging on the Costa del Sud's silky smooth bays, unroll your beach towel and you'll never want to leave.

Whether you go slow or fast, choose coast or country, Sardinia is one of Europe's last great island adventures. Hike through the lush, silent interior to the twilight of Tiscali's nuraghic ruins. Walk the vertiginous coastal path to the crescent-shaped bay of Cala Luna, where climbers spider up the limestone cliffs. Or ramble through holm oak forests to the mighty boulder-strewn canyon of Gola Su Gorropu. The sea's allure is irresistible to windsurfers on the north coast, while divers wax lyrical about shipwrecks off Cagliari's coast, the underwater Nereo Cave and Nora's submerged Roman ruins.

As DH Lawrence so succinctly put it: 'Sardinia is different'. Indeed, where else but here can you go from near-alpine forests to snow-white beaches, or find wildlife oddities such as the blue-eyed albino donkeys on the Isola dell'Asinara and the wild horses that shyly roam Giara di Gesturi. The island is also a culinary one-off, with distinct takes on pasta, bread and dolci, its own wines (Vermentino whites, Cannonau reds) and cheeses - including maggoty casu marzu pecorino, stashed away in barns in the mountainous interior. In every way we can think of Sardinia is different, and all the more loveable for it.

Sardinia has been polished like a pebble by the waves of its history and heritage. The island is scattered with 7000 nuraghi, Bronze Age towers and settlements, tombe dei giganti ('giant's grave' tombs) and domus de janas ('fairy house' tombs). Down every country lane and in every 10-man, 100-sheep hamlet, these remnants of prehistory are waiting to be pieced together like the most puzzling of jigsaw puzzles. Sardinia is also an island of fabulously eccentric festivals, from Barbagia's carnival parade of ghoulish mamuthones, said to banish winter demons, to the death-defying S'Ardia horse race in Sedilo.

## MAiN FEATURES:

- \* 126m2 of space 63m2 currently livable



- \* 1100m2 plot
- \* 3 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* 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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Tenanted: Ναί

## Κοινά

|                               |          |
|-------------------------------|----------|
| Κρεβατοκάμαρες:               | 3        |
| Μπάνια:                       | 1        |
| Τελειωμένα τετραγωνικά πόδια: | 126 τ.μ  |
| Μέγεθος αυλής:                | 1100 τ.μ |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.093.044

