

## Seaside villa S. Caterina di Pittinuri, Sardinia



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 1,000,000

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Sardinia
Πόλη:	Cuglieri
Διεύθυνση:	Santa Caterina di Pittinuri
Ταχυδρομικός κωδικός:	09073
Δημοσιεύθηκε:	13/01/2026

Περιγραφή:  
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

Νέος:

Οχι

Κατάσταση:

Must be reformed

## **Κουνά**

Κρεβατοκάμαρες:	5
Μπάνια:	3
Τελειωμένα τετραγωνικά	203 τ.μ
πόδια:	
Μέγεθος αυλής:	1000 τ.μ

## **Room details**

Total rooms:	7
Indoor Features:	Fireplace

## **Utility details**

Heating:	Οχι
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## **Energy efficiency**

Energy Consumption:	G
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## **Building details**

Parking:	Ναι
Building Amenities:	Gated entry

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Outdoor Amenities: Waterfront, Garden  
Αριθμός ορόφων: 2  
View: Water

### Lease terms

Date Available:

### Επιπλέον πληροφορίες

Link: <https://www.sardahousing.com/en/real-estate/villa-for-sale-santa-caterina-pittinuri-oristano-villa-emozione/>

### Contact information

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