



## Excellent 3 Bed House for Sale In Chiaramonti Sardinia 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 190,000

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Sardinia
Πόλη:	Chiaramonti
Ταχυδρομικός κωδικός:	07030
Δημοσιεύθηκε:	27/01/2026

Περιγραφή:

Excellent 3 Bed House for Sale In Chiaramonti Sardinia Italy

Esales Property ID: es5554919

22 via Grazia Deledda, 07030 Chiaramonti SS, Italy

This exceptional three-bedroom village house, located at 22 Via Grazia Deledda in Chiaramonti (07030), offers a rare 'turn-key' opportunity to own a piece of authentic Sardinian history. Priced at €190,000, this spacious 185 m<sup>2</sup> residence is set across three beautifully maintained levels. Whether you are seeking a permanent family home or a high-potential rental investment, the property is being sold fully furnished and equipped, allowing for immediate occupancy without the stress of renovations or furniture shopping.

A Layout Designed for Comfort and Flow

The house comprises six well-appointed rooms, characterized by generous proportions and a layout that



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maximizes both privacy and social space.

\* Ground Floor: Upon entering through the spacious hall, you are greeted by elegant French doors that lead into the main living area. This floor features a chef's kitchen—perfect for those who enjoy local Sardinian market produce—and a stylish living room. For added convenience, there is a guest bathroom on this level, along with a dedicated utility room and ample storage space.

\* First Floor: This level houses two impressive double bedrooms. The master suite features a private balcony that offers breathtaking views of the valley beyond, providing a serene backdrop for your morning coffee. A second double bedroom shares these stunning vistas. A large, modern bathroom with a walk-in shower serves this floor.

\* Third Floor: The top floor offers a unique 'den' or third bedroom. It comes equipped with its own kitchenette and fridge, making it a perfect self-contained space for guests, a teenager's retreat, or a quiet study area.

## Outdoor Living and Panoramic Views

One of the most striking features of this home is the stunning rooftop terrace accessed from the third floor. From here, the views extend deep into the lush Sardinian valleys, offering a front-row seat to the island's famous sunsets. For those hot Mediterranean summers, the property benefits from access to the village swimming pool, a short walk away, which offers a social atmosphere with sunbeds and refreshments.

## The Location: Chiaramonti

Chiaramonti is a welcoming, multicultural village in the province of Sassari. Living on Via Grazia Deledda places you in the heart of a community known for its safety, friendly international residents, and vibrant local festivals. You are just 20 minutes from the beaches of the Gulf of Asinara and within an hour of two major transit hubs:

\* Alghero Airport (AHO): Approx. 50 minutes.

\* Olbia Airport (OLB): Approx. 1 hour 10 minutes.

## ABOUT THE AREA

Steeped in prehistoric heritage and medieval charm, Chiaramonti, in the province of Sassari, offers a rare opportunity to step back into the authentic heart of Sardinia. This hilltop village, crowned by the majestic ruins of the Doria Castle, is more than just a scenic destination; it is a thriving, multicultural community where ancient traditions meet a warm, modern welcome. The local community spirit is famously friendly, attracting discerning buyers from all over the world—including families from England, the Netherlands, France, Germany, America, Australia, and Lithuania—who have all been embraced by the village's welcoming atmosphere and year-round festivals.

From the historic heights of the castle ruins, residents enjoy breathtaking, panoramic views of the rolling green valleys and rugged Sardinian countryside. Despite its timeless feel, the town is fully equipped for daily life with a comprehensive range of amenities, including local shops, a bank, a post office, and



several traditional bars, pizzerias, and restaurants. It is a place where you don't just buy a property; you buy into a supportive, tight-knit lifestyle that values both heritage and social connection.

For leisure and relaxation, Chiaramonti is perfectly positioned to offer the best of both land and sea. The sparkling white sands and turquoise waters of the Gulf of Asinara are just a short 20-minute drive away. Additionally, during the warm summer months from June to late September, a large communal swimming pool with sunbeds and refreshments is available just a short walk from the village center, providing a perfect social hub for cooling off under the Mediterranean sun.

Strategically located in Northern Sardinia, the village is exceptionally accessible for international travelers. It is well-served by two major hubs: Alghero Airport (AHO), located approximately 65 km (less than 1 hour) to the west, and Olbia Costa Smeralda Airport (OLB), situated about 80 km (less than 1 hour) to the east. This prime location ensures that while you are nestled in a peaceful, historic retreat, you are never far from the rest of Europe or the many other local places of interest across the island.

## MAiN FEATURES:

- \* 185m<sup>2</sup> of living space
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* 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
- \* Two/Three double bedroom village house , set across 3 levels
- \* Fully furnished, and Fully equipped for a turn key rental , currently only used as a home.
- \* Entrance hall with ample space with French doors leading to the main living room.
- \* Beautiful living room and chefs kitchen on the ground floor with a guest bathroom, which leads into a utility room and storage area.
- \* On the first floor, there are two beautiful double bedrooms ,
- \* The main bedroom, has a Balcony with breathtaking views to the valley beyond and a further double bedroom with the same view.
- \* Large bathroom with walk in shower
- \* Bedroom 3 is located on the 3rd floor which has a kitchenette and fridge , perfect den or study area , which leads out to a stunning terrace with breath taking views far into the valleys below

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## **Κοινά**

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	185 τ.μ



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Μέγεθος αυλής: 185 τ.μ

### Rental details

Furnished: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.084.362

