



## Independent house to be restored in Soleminis



### Στοιχεία μεσίτη

Όνομα:	michele sirchia
Email:	info@sardahousing.com
Όνομα εταιρείας:	Sardahousing
Χώρα:	Italy
Experience since:	2001
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Other
Τηλέφωνο:	+39 (329) 074-1198
Languages:	English, Italian
Site:	<a href="http://www.sardahousing.com">http://www.sardahousing.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 77,118.07

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Sardinia
Πόλη:	Soleminis
Διεύθυνση:	via roma, 54
Δημοσιεύθηκε:	13/02/2026
Περιγραφή:	Campidanese House
	Centrally located, with a buildable garden

In Soleminis, just minutes to Cagliari, we offer a charming Campidanese house in need of renovation, in the central Via Roma, on a 630-sqm plot.

The property retains all the charm of a typical Sardinian home and offers great potential for development, both as a private residence and as an investment.

Main Features:

- Driveway entrance with a renovated façade and front door



- Internal courtyard with an ancient working well
- Several storage rooms (partly renovated)
- Sheds and a barn of about 120 sqm
- Living area of about 120 sqm on two levels, requiring complete renovation
- Loggia on the ground floor and a small level terrace on the first floor
- Additional garden area with residual volume for further 100 sqm

This property is the ideal solution for those wishing to create a personalized home with large indoor and outdoor spaces, while maintaining the charm of Campidanese tradition.

Strategic location: Soleminis is just 15 kilometres to Cagliari and is conveniently connected by train/metro and bus.

A unique opportunity for those seeking space, authenticity, and potential for expansion.

Not subject to energy performance certification.

---

The village Soleminis offers all the main services. The surface metro connects Soleminis to Cagliari centre in about twenty minutes. Finally, in less than half an hour by car, you can reach the most beautiful beaches of southern Sardinia and several golf courses. Cagliari - Elmas airport is 20 km from the property.

Price: Euro 65,000.

[info@sardahousing.com](mailto:info@sardahousing.com) – [www.sardahousing.com](http://www.sardahousing.com)

<https://www.sardahousing.com/en/real-estate/independet-house-for-sale-soleminis-campidanese-house-to-be-restored/>

<https://youtu.be/N8X8Pi1LrUU>

Νέος:	Οχι
Κατάσταση:	Must be reformed
Κατασκευάστηκε:	1952

## Κοινά

Τελειωμένα τετραγωνικά πόδια:	120 τ.μ
Μέγεθος αυλής:	630 τ.μ
Garage sq. ft.:	120 τ.μ

## Utility details

Heating:	Οχι
----------	-----

## Energy efficiency

Energy Consumption:	G
---------------------	---

## Building details

Outdoor Amenities:	Balcony/patio, Garden
Αριθμός ορόφων:	2



# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

---

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

<https://www.sardahousing.com/en/real-estate/independent-house-for-sale-soleminis-campidanese-house-to-be-restored/>

## Contact information

Τηλέφωνο:

+39 (32907) 411-98

IMLIX ID:

IX8.190.126

