



## Seaside villa S. Caterina di Pittinuri, Sardinia



### Info Agente

Nombre:	michele sirchia
Correo electrónico:	info@sardahousing.com
Nombre empresa:	Sardahousing
País:	Italia
Experience since:	2001
Tipo de servicio:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Other
Teléfono:	+39 (329) 074-1198
Languages:	English, Italian
Sitio web:	<a href="http://www.sardahousing.com">http://www.sardahousing.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,163,655.85

### Ubicación

País:	Italia
Estado/Región/Provincia:	Cerdeña
Ciudad:	Cuglieri
Dirección:	Santa Caterina di Pittinuri
Código postal:	09073
Publicado:	10/07/2025

### Descripción:

#### 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

Nuevo:	No
Condición:	Must be reformed

## Común

Dormitorios:	5
Baños:	3
Pies cuadrados terminados:	203 m2
Tamaño del lote:	1000 m2

## Room details

Total rooms:	7
Indoor Features:	Fireplace

## Utility details

Heating:	No
----------	----

## Energy efficiency

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

## Building details

Parking:	Sí
Building Amenities:	Gated entry



---

Outdoor Amenities:	Waterfront, Garden
Número de plantas:	2
View:	Water

## **Lease terms**

Date Available:

## **Información adicional**

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

## **Contact information**

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

