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## Information de l'agent

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Pays:	Italie
Experience since:	2001
Type de service:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
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## Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 400,000

### Location

Pays:	Italie
État/Région/Province:	Sardaigne
Ville:	Abbasanta
Adresse:	nuraghe aiga, località aiga, abbasanta
Indicatif régional:	09071
Soumis:	03/12/2025

### Description:

Podere Aiga is located in Abbasanta; countryside near Nuraghe Aiga, in a typically Sardinian environmental context, surrounded by nuraghi, water springs and unspoiled countryside.

In an area that is known for horse breeding, this recently built small farm consists of an about four hectares land, which is entirely fenced, for the most part with the traditional renovated original dry stone-walls. You can purchase separately neighboring agricultural land of various sizes.

We find in this property a main house, an outhouse, a stable, a garage and a pigsty.

The main house, approx. 150 sqm, is on two levels (ground floor and basement) and consists of an entrance, a living room with open kitchen, three double bedrooms, one with private bathroom and locker



room, one more bathroom, and a laundry room; in the basement we find with two rooms. The house has thermal coat, isolated roof and windows with shutters, two pellet stoves and predisposition for heat pumps.

The outhouse, approx. 60 sqm, is habitable and has a bathroom, and is registered in the real estate registry as as a tool shed.

The stable has four large boxes, a technical room (photovoltaic control unit, water reserve from artesian well) and saddle room with a bathroom.

The garage has two side-by-side parking spaces.

The pigsty (also suitable as doghouse) has a fenced courtyard.

In the fertile ground, suitable for any cultivation, we find a young olive grove of 35 trees and several centuries-old oaks.

The water supply comes from a regularly authorized artesian well, while the mains and a 4.5 kW system of photovoltaic panels provide the electrical one.

There are also a barbecue and a masonry oven. Cable ducts and water pipes are in all the ground surrounding the buildings.

The property has:

- All documents in order,
- Ape Class B,
- Certificate of habitability.

Immediately available, including furnishings and equipment.

Given the central location on the island, in just over an hour you reach all the m

Condition: Very Good

## Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	210 m <sup>2</sup>
Dimesions du lot:	40000 m <sup>2</sup>

## Room details

Total rooms:	6
Basement:	Finished

## Utility details

Heating:	Oui
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## Energy efficiency

Energy Consumption:	B
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## Building details

Parking:	Oui
Number of Garages:	1
Outdoor Amenities:	Garden

## Lease terms



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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Date Available:

## **Information additionnelle**

Lien URL du site web: <https://www.sardahousing.com/en/real-estate/farm-house-for-sale-abbasanta-podere-aiga/>

## **Contact information**

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