



## Country Property in Maracalagonis, Sardinia



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 320,000

#### Location

Pays:	Italie
État/Région/Province:	Sardaigne
Ville:	Maracalagonis
Adresse:	Località Nuxedda
Indicatif régional:	09069
Soumis:	30/05/2025

#### Description:

Villa Nuxedda  
a house surrounded by nature

Immersed in uncontaminated nature in the rural area of Maracalagonis, we offer a magnificent three-hectare property, with a villa and an organic cultivation area.

Make your dream of living surrounded by nature come true!

Located in the hills of Piscina Nuxedda, a rural area of Maracalagonis along SS 125, Villa Nuxedda is a



three-hectare estate in an ideal area for those who want to live in total privacy in contact with nature. Surrounded by a vast area of uncontaminated Mediterranean scrub, the property is located ten minutes from the village's services, and twenty minutes from Cagliari and the sea.

a property surrounded by greenery, with a splendid panorama

The house is located in the highest part of the about three hectares land and offers a wonderful open view from the veranda to the sea.

In fact, we are just ten kilometres as the crow flies from the first beaches and twenty minutes to the spectacular beach of Mari Pintau.

In this upper part of the land, which is completely fenced, you are amid the intense scent of the thick and colourful Mediterranean scrub that covers it.

The lower part, however, is flat, and cultivable. Here there are an orchard (with fig trees, pomegranates, persimmons, apples, pears, nashi, and plums), an about 1000 sqm citrus grove (with oranges, lemons, mandarins, and clementines), a vineyard with table grapes, and finally a beautiful vegetable garden. Fruit of the owner's passion, this area is cultivated only with natural and organic methods and without ever using chemical fertilizers or synthetic products.

a spacious and functional home, with outdoor spaces

This 115-sqm home was built in 1999, and was completely renovated in 2015.

At the entrance we are welcomed by the large living area, a 49 sqm open space designed as living room and dining room with a large fireplace in its centre. The living room overlooks the front veranda where you can eat surrounded by greenery and enjo

Nouveau:	Non
Condition:	Excellent
Année:	1999
Renovated:	2015

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	115 m <sup>2</sup>
Dimesions du lot:	30000 m <sup>2</sup>
Basement sq. ft.:	70 m <sup>2</sup>

## Room details

Total rooms:	5
Indoor Features:	Fireplace, Fitted kitchen
Basement:	Finished

## Utility details

Heating:	Oui
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## Energy efficiency

Energy Consumption:	B
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## Building details

Parking:	Oui
Outdoor Amenities:	Porch, Garden
Nombre de pieds carrés:	2
Roof:	Tile
View:	Territorial

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: <https://www.sardahousing.com/en/real-estate/villa-for-sale-maracalagonis-cagliari-villa-nuxedda>

## Contact information

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