



## Seaside villa S. Caterina di Pittinuri, Sardinia



### 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:	USD 1,163,655.85

### Location

Pays:	Italie
État/Région/Province:	Sardaigne
Ville:	Cuglieri
Adresse:	Santa Caterina di Pittinuri
Indicatif régional:	09073
Soumis:	10/07/2025

### Description:

#### 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

Nouveau:	Non
Condition:	Must be reformed

## Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	203 m <sup>2</sup>
Dimesions du lot:	1000 m <sup>2</sup>

## Room details

Total rooms:	7
Indoor Features:	Fireplace

## Utility details

Heating:	Non
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## Energy efficiency

Energy Consumption:	G
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## Building details

Parking:	Oui
Building Amenities:	Gated entry
Outdoor Amenities:	Waterfront, Garden



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Nombre de pieds carrés: 2  
View: Water

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: <https://www.sardahousing.com/en/real-estate/villa-f-or-sale-santa-caterina-pittinuri-oristano-villa-emozione/>

## Contact information

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