



## Excellent villa in Poggio dei Pini, Sardinia



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 620,000

#### Location

Pays:	Italie
État/Région/Province:	Sardaigne
Ville:	Capoterra
Adresse:	strada, 11, 2, poggio dei pini
Indicatif régional:	09012
Soumis:	05/05/2026

#### Description:

Villa Paula

An oasis of comfort in harmony with nature

In Poggio dei Pini, a residential area of Capoterra, we offer a magnificent detached villa with a large garden and every comfort.

Located in the Pauliara area, Strada 11, in the splendid residential setting of Poggio dei Pini, Capoterra, this detached villa is a prestigious residence in perfect harmony with the surrounding nature. The



meticulous building attention to detail and regular maintenance provide a peaceful and well-equipped retreat not far from Cagliari and from the sea.

**\*\*Attention to aesthetics and functionality in outdoors\*\***

A lush Mediterranean garden with tall, well-kept hedges ensure maximum privacy to Villa Paula, on a 1200-sqm lot. In the garden, we also find paths paved with mosaic stone, fruit trees (carob, lemon, and mandarin) and native plants, with an irrigation system for easy management.

Stone insert complement the facades, repainted about two years ago, while an original round tower adds a distinctive touch to the architecture.

The outdoor spaces invite conviviality and relaxation: a large covered veranda offers an outdoor dining area, while a modern white pergola creates an additional shaded lounge area. A practical brick barbecue is also included, ideal for summer cookouts. Access to the property is through an electric gate, which opens onto a stone driveway leading to a large courtyard and the garage ramp.

**\*\*Large, functional, and bright interiors\*\***

Villa Paula offers 340-sqm indoor space on three levels with an elegant internal staircase with wooden steps connecting them.

🗑️ The basement is a versatile and spacious area that is well insulated and surrounded with a perimeter narrow courtyard. This level features a large tavern/living room with a fireplace, a bathroom/laundry room, and several storage rooms, ideal for any need. The large garage with a sectional swinging door (replaced three years ago) offers space for multiple vehicles and serves as a workshop/tool shed

Nouveau: Non  
Condition: Excellent

## Commun

Chambres: 3  
Salle de bains: 3  
Pied carré fini: 340 m<sup>2</sup>  
Dimensions du lot: 1200 m<sup>2</sup>

## Room details

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

## Utility details

Heating: Oui  
Heating Type: Heat pump, Radiant  
Heating Fuel: Electric, Gas  
Cooling Type: Other

## Energy efficiency

Energy Consumption: A

## Building details

Parking: Oui  
Number of Garages: 1



Total Number of Parking Spaces: 3  
Outdoor Amenities: Porch, Barbecue area, Garden

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: <https://www.sardahousing.com/en/real-estate/villa-for-sale-poggio-dei-pini-cagliari-villa-paula/>

## Contact information

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