

## Seaside villa S. Caterina di Pittinuri, Sardinia



### Ügynök információ

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Experience since:	2001
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,166,016.44

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Sardinia
Város:	Cuglieri
Cím:	Santa Caterina di Pittinuri
Irányítószám:	09073
Feladta:	2026. 01. 13.
Leírás:	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.

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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

Új: No

Állapot: Must be reformed

### **Gyakori**

Hálószobák:	5
Fürdőszobák:	3
Kész négyzetméter:	203 nm
Telekméret:	1000 nm

### **Room details**

Total rooms:	7
Indoor Features:	Fireplace

### **Utility details**

Heating:	No
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### **Energy efficiency**

Energy Consumption:	G
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### **Building details**

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

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Emeletek száma: 2  
View: Water

### **Lease terms**

Date Available:

### **További információ**

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

### **Contact information**

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