

## Excellent villa in Poggio dei Pini, Sardinia



### Ügynök információ

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Experiene since:	2001
Szolgáltatás típusa:	Vásárlás vagy eladás
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 757,910.69

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Sardinia
Város:	Capoterra
Cím:	strada, 11, 2, poggio dei pini
Irányítószám:	09012
Feladta:	2026. 01. 13.
Leírás:	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

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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

Új: No

Állapot: Új

### **Gyakori**

Hálószobák:	3
Fürdőszobák:	3
Kész négyzetméter:	340 nm
Telekméret:	1200 nm

### **Room details**

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

### **Utility details**

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

### **Energy efficiency**

Energy Consumption:	A
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### **Building details**

Parking:	Yes
Number of Garages:	1

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Total Number of Parking Spaces: 3

Outdoor Amenities: Porch, Barbecue area, Garden

### **Lease terms**

Date Available:

### **További információ**

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

### **Contact information**

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