



## Budoni S'Iscala | End-unit home with private garden and covered veranda



### Ügynök információ

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Név:       | ArKadia                                                                                          |
| Cégnév:    |                                                                                                  |
| Ország:    | United Kingdom                                                                                   |
| Telefon:   |                                                                                                  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 223,764.79 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Italy         |
| Állam/Régió/Tartomány: | Sardinia      |
| Város:                 | Budoni        |
| Irányítószám:          | 113009        |
| Feladta:               | 2026. 09. 11. |

Leírás:

Budoni S'Iscala | End-unit home with private garden and covered veranda

Just a few minutes from the sea and the centre of Budoni, in the peaceful village of S'Iscala, we offer for sale a welcoming two-bedroom end-unit home, free on three sides, with private garden, covered veranda and parking space within the property.

The house is part of a small residential complex and occupies the ground floor, with another residential unit above. Thanks to the outdoor areas surrounding the property on three sides and the separate pedestrian and vehicle entrances, it nevertheless enjoys a pleasant sense of privacy and independence.

### Outdoor spaces

The private garden is one of the property's most attractive features. It is not simply an outdoor passageway, but a space designed to be enjoyed, with green areas, private parking within the property, barbecue and outdoor shower, particularly convenient after a day at the beach.

There is also a water storage tank, practical outdoor storage units for sun loungers, beach equipment and other items, as well as a dedicated area for the external air-conditioning units.

The covered veranda, overlooking the garden, becomes a natural extension of the living area: a sheltered



---

space for breakfast, lunch and dinner outdoors or simply for relaxing and enjoying the peaceful surroundings.

## Interior

Inside, the house opens onto a bright and pleasantly spacious living area with lounge, dining area and fully equipped open-plan kitchen.

The openings towards the garden create a lovely connection between the interior, veranda and outdoor spaces, making the home particularly enjoyable during the warmer months.

A hallway separates the living area from the sleeping area, which consists of two air-conditioned bedrooms. The main bedroom is furnished in light, relaxing tones, while the second bedroom features a practical furnishing solution with an integrated bed and generous storage space.

The property also includes a bathroom with window and shower, finished in warm Mediterranean tones. The space has been carefully organised: the washing machine and boiler are discreetly concealed inside custom-made fitted cabinets, keeping the bathroom tidy and functional.

The property is sold fully furnished and ready to move into.

There are no ordinary condominium fees; only a small contribution is required for the lighting of the parking area.

Gas is supplied from a shared tank serving the residential complex, with individual metering for each property's consumption.

## Location

S'Iscala is a small and peaceful hillside village belonging to the municipality of Budoni, an ideal location for those who appreciate tranquillity while remaining just a few minutes from the sea and all main services.

The centre of Budoni is approximately 3 km away, offering supermarkets, shops, restaurants, cafés, pharmacy and all the main services needed throughout the year.

The nearby village of Tanaunella is approximately 1 km away, where further everyday services and shops can be found.

Some of the area's most beautiful beaches are only a short drive away: Sant'Anna and Sa Capannizza approximately 2.5 km, with Porto AINU and the long sandy beaches of Budoni also easily accessible within a few minutes.

The location is also convenient for exploring the surrounding area: Porto Ottiolu, Posada, La Caletta and San Teodoro can all be reached easily by car.



Thanks to the nearby connection with the SS131 DCN, travelling towards Olbia is particularly convenient, making Olbia Costa Smeralda Airport and the port of Olbia easily accessible.

The setting is therefore particularly attractive for those looking for a property close to the sea without giving up the peace and relaxed atmosphere of a small Sardinian village.

A home to enjoy beyond the summer season

This property is ideal as a holiday home in Sardinia, but its features also make it suitable for use throughout the year.

Comfortable interiors, two air-conditioned bedrooms, good storage space, private parking, garden and covered veranda make it practical both for short holidays and longer stays.

For buyers looking for an investment property, there is an additional opportunity: a guaranteed rental income can be offered for the 2027 holiday season, subject to agreed terms and conditions.

The property is eligible for mortgage financing.

A welcoming, easy-to-manage home that is ready to enjoy, where indoor and outdoor living blend naturally together: breakfast under the veranda, time spent in the garden, coming home from the beach and the tranquillity of a small village just a few minutes from the beaches of Budoni.

Állapot: Good  
Built: 2003

## Gyakori

Hálósobák: 2  
Fürdőszobák: 1  
Kész négyzetméter: 70 nm  
Telekméret: 100 nm

## Room details

Total rooms: 4

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/EJGS-T103/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/EJGS-T103/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: caposchiera s'iscala



# IMLIX

**IMLIX ingatlanpiac**  
<https://www.imlix.com/hu/>

