



## Excellent villa in Poggio dei Pini, Sardinia



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
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| Experience since: | 2001  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      | Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other |
| Property Type:    | Apartments, Houses, Commercial Property, Land lot, Agriculture, Other   |
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### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 766,345.89 |

### Posizione

|                              |                                |
|------------------------------|--------------------------------|
| Nazione:                     | Italia                         |
| Stato / Regione / Provincia: | Sardinia                       |
| Città:                       | Capoterra                      |
| Indirizzo:                   | strada, 11, 2, poggio dei pini |
| Cap:                         | 09012                          |
| Pubblicato:                  | 03/12/2025                     |

Descrizione:

**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

|             |           |
|-------------|-----------|
| Nuovo:      | No        |
| Condizione: | Excellent |

## Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 3       |
| Bagni:                 | 3       |
| Finito piedi quadrati: | 340 mq  |
| Dimensione del lotto:  | 1200 mq |

## Room details

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

## Utility details

|               |                    |
|---------------|--------------------|
| Heating:      | Sì                 |
| Heating Type: | Heat pump, Radiant |
| Heating Fuel: | Electric, Gas      |
| Cooling Type: | Other              |

## Energy efficiency

|                     |   |
|---------------------|---|
| Energy Consumption: | A |
|---------------------|---|

## Building details

|                    |    |
|--------------------|----|
| Parking:           | Sì |
| Number of Garages: | 1  |



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Total Number of Parking Spaces: 3

Outdoor Amenities: Porch, Barbecue area, Garden

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

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

## **Contact information**

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