



Villa Li Licci

Agent Info

Naam:	Edward Crompton
Bedrijfsnaam:	Realpoint Property Ltd
Mistlampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 1,800,000

Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Sardinia
Geplaatst:	08-11-2020
Omschrijving:	

Li Licci is a freehold parkland property of 3 hectares, situated in the particularly beautiful north-western corner of Sardinia called Gallura ideally suited to walkers of all types. It is 1.5 kms from the main Olbia -Tempio Road and is only 18 km from Olbia Port and Airport not to mention the nearest white sandy beaches all of which can be reached in 20 minutes by taking the new circular road around the town.

The property is within easy striking distance of all the main attractions of the area which include the Costa Smeralda, the Pevero Golf Course, S. Teresa di Gallura, the Archipelago of La Maddalena, Castelsardo - all on the coast, and Limbara (the second highest mountain in Sardinia), Lake Liscia and numerous wineries and archaeological sites. A little further away, but always within a days' travelling distance the choice of places to visit is even greater.

The property includes:

A recently renovated old stazzu (farm house) divided into two independent apartments on two floors and surrounded by a large and well-established walled garden including a 2,000



year-old wild olive tree.

The ground floor: (mq. 247) has two separate entrances and consists of large sitting room with fireplace and full length sliding windows giving on to the garden, a further shower room, good sized kitchen, walk in store room and a sitting/dining room with windows giving on to a small patio. The night zone consists of a master bedroom with en-suite bathroom and a second double bedroom with separate shower room. There is also a separate studio/bedroom with its own entrance and toilet.

The first floor: (mq. 67) has a separate entrance and consists of a double bedroom with en suite bathroom and walking wardrobe, and a living room with kitchen area giving onto spacious terraces commanding beautiful views. (mq. 50)

Both apartments have independent central heating and air conditioning.

Barn

Converted to house a restaurant, stores and four bedrooms for guests set amongst trees and spectacular rock formations and surrounded by stone terraces at various levels

Restaurant: (mq. 354) A high beamed ceilings room with a large raised central fireplace open on two sides which seats 90/100 guests comfortably. On one side of the fireplace there is area for guests to sit and read, play cards etc. or watch television. There is also an area called the office which houses a desk for administrative purposes and various cupboards for the use of the restaurant.. Leading off the restaurant is a good sized kitchen, the washing- up area and a back kitchen for cooking and serving meat. There are three wood-burning bread ovens for this purpose.

Bedrooms: To the left of the restaurant and with its own little patios are the four guest rooms each with en suite shower room. There are three double bedrooms



(one of them has an extra bed) and one family room which comfortably sleeps four. The restaurant and the bedrooms are all centrally heated.

Veranda: (mq. 80) is an attractive wooden construction to the right of the entrance to the restaurant. It is extremely versatile as it can be open on three sides in good weather or closed as required by wind and weather conditions. It can also be heated and seats 70/80 comfortably.

Terraces: The Restaurant area is surrounded by stone terraces of different sizes and at various levels built in between the characteristic granite rocks and Mediterranean oak trees. These can be used for a variety of purposes and in the summer can seat a further 90/100 people for relaxing evening meals .

Accessories: (mq. 80).

Under the veranda there is a large area containing the wine cellar, chillers, store rooms and an area for making pasta, preserves etc.

There is also an outside toilet for the disabled

Behind the restaurant there is the laundry and the boiler room.

Garage, Generator Room and Accessories

There is a four- car garage and a generator plant which supplies the entire complex in the case of emergency. There are also various other buildings all in a good state of repair.

Current Use

At the present time the house is occupied by the owners who run the restaurant and the attached accommodation known as Li Licci The restaurant is recommended by many leading



gastronomical guides including the Michelin Red Guide. It is also highly recommended by the Lonely Planet book-guide, Alistair Sawday's Guide for Special Places to Stay in Italy (UK) and the Karen Brown Guide to Italy (USA), Tripadvisor and numerous other Italian National and International printed and on-line Guides.

As well as to overseas visitors the restaurant is very well known on the Costa Smeralda, and all the holiday locations around the coast and to local Sardinian clients.

The surrounding park could be enjoyed by guests and it is a mysterious ancient site characterized by huge monoliths which were used in the Neolithic Era as divinatory altars or praying sites.

Potential

The potential for developing this site is excellent bearing in mind its beautiful position, its suitability for any number of outdoor activities, the recently opened ring road around Olbia which connects it to Olbia Airport and port in 20 minutes, not to mention the current demand to holiday here which far exceeds the supply.

There are two International airports in northern Sardinia:

Olbia Costa Smeralda Airport with over 1.6 million visitors last year has direct incoming flights from Gatwick and Luton as well as many other European and Italian cities

Alghero Airport has all year round daily flights with Ryanair to Stansted as well as East Midlands, Liverpool and Dublin, and many other European cities.

The property is classified by the local and regional planning authorities as E*2 which means not just agricultural land but a property that can be developed for the purpose of tourism (called *accordo di programma*). Basically this means that it cannot be divided into lots but, on the presentation of an overall plan, for example a hotel, a residence, along with tennis courts, swimming pools,



equitation facilities or a holistic centre. Just about anything as long as it is within the boundaries set by the planning authorities.

The restaurant could also be converted into a villa keeping the 4 bedrooms active as B&B. It is also possible, if the buyer is interested, to enlarge the property from 3 to 10 hectares.

Algemeen

Slaapkamers:	8
Badkamers:	8
Afgewerkte vierkante meter:	748 m ²
Lot Afmeting:	30000 m ²

Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX4.691.450

