



Seaside villa S. Caterina di Pittinuri, Sardinia



Agent Info

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Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
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Advertentie details

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

Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Sardinia
Plaats:	Cuglieri
Adres:	Santa Caterina di Pittinuri
Postcode:	09073
Geplaatst:	10-07-2025

Omschrijving:

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.

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

Nieuw:	Nee
Conditie:	Must be reformed

Algemeen

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	203 m ²
Lot Afmeting:	1000 m ²

Room details

Total rooms:	7
Indoor Features:	Fireplace

Utility details

Heating:	Nee
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Energy efficiency

Energy Consumption:	G
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Building details

Parking:	Ja
Building Amenities:	Gated entry
Outdoor Amenities:	Waterfront, Garden
Aantal verdiepingen:	2



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

View:

Water

Lease terms

Date Available:

Additionele informatie

Website URL:

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

Contact information

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