### **IMLIX Real Estate Marketplace**



https://www.imlix.com/

# Seaside villa S. Caterina di Pittinuri, Sardinia



Agent Info

Name: michele sirchia

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Sardahousing

Company

Name:

Country: Italy Experience 2001

since:

Service Type: Selling a Property

Specialties: Buyer's Agent, Listing

Agent, Relocation, Short-Sale, Consulting,

Other

Property Type: Apartments, Houses,

Commercial Property, Land lot, Agriculture,

Other

Phone: +39 (329) 074-1198

Languages: English, Italian

Website: http://www.sardahousin

g.com

# Listing details

Property for: Sale

Price: USD 1,153,108.37

### Location

Country: Italy
State/Region/Province: Sardinia
City: Cuglieri

Address: Santa Caterina di Pittinuri

ZIP code: 09073

Posted: Nov 01, 2025

Description: 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.

1/3

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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

New: No

Condition: Must be reformed

Common

Bedrooms: 5
Bathrooms: 3

Finished sq. ft.: 203 sq m Lot Size: 1000 sq m

**Room details** 

Total rooms: 7

Indoor Features: Fireplace

**Utility details** 

Heating: No

**Energy efficiency** 

Energy Consumption: G

**Building details** 

Parking: Yes

Building Amenities: Gated entry

Outdoor Amenities: Waterfront, Garden

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Number of Floors: 2

View: Water

### Lease terms

Date Available:

## **Additional information**

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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