

Seaside villa S. Caterina di Pittinuri, Sardinia



Agent Info

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Company	Sardahousing
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
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Languages:	English, Italian
Website:	http://www.sardahousing.com

Listing details

Property for:	Sale
Price:	USD 1,166,016.44

Location

Country:	Italy
State/Region/Province:	Sardinia
City:	Cuglieri
Address:	Santa Caterina di Pittinuri
ZIP code:	09073
Posted:	Jan 13, 2026

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.

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
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Energy efficiency

Energy Consumption:	G
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Building details

Parking:	Yes
Building Amenities:	Gated entry
Outdoor Amenities:	Waterfront, Garden

Number of Floors: 2
View: Water

Lease terms

Date Available:

Additional information

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

Contact information

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