



Seaside villa S. Caterina di Pittinuri, Sardinia



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Listing details

Property for: Sale
Price: USD 1,163,655.85

Location

Country: Italy
State/Region/Province: Sardinia
City: Cuglieri
Address: Santa Caterina di Pittinuri
ZIP code: 09073
Posted: Jul 10, 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.



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 |



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

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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