



Country Property in Maracalagonis, Sardinia



Informações do Revendedor

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País:	Itália
Experience since:	2001
Tipo de Serviço:	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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Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 377,825.11

Localização

Country:	Itália
State/Region/Province:	Sardinia
Cidade:	Maracalagonis
Address:	Località Nuxedda
CEP:	09069
Adicionado:	27/08/2025

Informação adicional:

Villa Nuxedda
a house surrounded by nature

Immersed in uncontaminated nature in the rural area of Maracalagonis, we offer a magnificent three-hectare property, with a villa and an organic cultivation area.

Make your dream of living surrounded by nature come true!

Located in the hills of Piscina Nuxedda, a rural area of Maracalagonis along SS 125, Villa Nuxedda is a



three-hectare estate in an ideal area for those who want to live in total privacy in contact with nature. Surrounded by a vast area of uncontaminated Mediterranean scrub, the property is located ten minutes from the village's services, and twenty minutes from Cagliari and the sea.

a property surrounded by greenery, with a splendid panorama

The house is located in the highest part of the about three hectares land and offers a wonderful open view from the veranda to the sea.

In fact, we are just ten kilometres as the crow flies from the first beaches and twenty minutes to the spectacular beach of Mari Pintau.

In this upper part of the land, which is completely fenced, you are amid the intense scent of the thick and colourful Mediterranean scrub that covers it.

The lower part, however, is flat, and cultivable. Here there are an orchard (with fig trees, pomegranates, persimmons, apples, pears, nashi, and plums), an about 1000 sqm citrus grove (with oranges, lemons, mandarins, and clementines), a vineyard with table grapes, and finally a beautiful vegetable garden. Fruit of the owner's passion, this area is cultivated only with natural and organic methods and without ever using chemical fertilizers or synthetic products.

a spacious and functional home, with outdoor spaces

This 115-sqm home was built in 1999, and was completely renovated in 2015.

At the entrance we are welcomed by the large living area, a 49 sqm open space designed as living room and dining room with a large fireplace in its centre. The living room overlooks the front veranda where you can eat surrounded by greenery and enjoy

Novo:	Não
Condição:	Excellent
Construído:	1999
Renovated:	2015

Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	115 m ²
Tamanho do lote:	30000 m ²
Basement sq. ft.:	70 m ²

Room details

Total rooms:	5
Indoor Features:	Fireplace, Fitted kitchen
Basement:	Finished

Utility details

Heating:	Sim
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Energy efficiency

Energy Consumption:	B
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Building details

Parking:	Sim
Outdoor Amenities:	Porch, Garden
Número de pisos:	2
Roof:	Tile
View:	Territorial

Lease terms

Date Available:

Informação adicional

URL do site: <https://www.sardahousing.com/en/real-estate/villa-for-sale-maracalagonis-cagliari-villa-nuxedda>

Contact information

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