

## Seaside villa S. Caterina di Pittinuri, Sardinia



### Informações do Revendedor

Name:	michele sirchia
e-mail:	info@sardahousing.com
Nome da Empresa:	Sardahousing
País:	Itália
Experiene 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
Telefone:	+39 (329) 074-1198
Languages:	English, Italian
Website:	<a href="http://www.sardahousing.com">http://www.sardahousing.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,166,016.44

### Localização

Country:	Itália
State/Region/Province:	Sardinia
Cidade:	Cuglieri
Address:	Santa Caterina di Pittinuri
CEP:	09073
Adicionado:	13/01/2026

#### Informação adicional:

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

Novo: Não

Condição: Must be reformed

### **Comum**

Quartos de dormir:	5
Banheiro:	3
Pés quadrados acabados:	203 m <sup>2</sup>
Tamanho do lote:	1000 m <sup>2</sup>

### **Room details**

Total rooms:	7
Indoor Features:	Fireplace

### **Utility details**

Heating:	Não
----------	-----

### **Energy efficiency**

Energy Consumption:	G
---------------------	---

### **Building details**

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

---

Número de pisos: 2  
View: Water

### **Lease terms**

Date Available:

### **Informação adicional**

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

### **Contact information**

Telefone: +3932 (90741) 198-  
IMLIX ID: IX7.241.129

