



## Excellent villa in Poggio dei Pini, Sardinia



### Informações do Revendedor

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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 762,767.26

### Localização

Country:	Itália
State/Region/Province:	Sardinia
Cidade:	Capoterra
Address:	strada, 11, 2, poggio dei pini
CEP:	09012
Adicionado:	17/04/2026

Informação adicional:

Villa Paula

An oasis of comfort in harmony with nature

In Poggio dei Pini, a residential area of Capoterra, we offer a magnificent detached villa with a large garden and every comfort.

Located in the Pauliara area, Strada 11, in the splendid residential setting of Poggio dei Pini, Capoterra, this detached villa is a prestigious residence in perfect harmony with the surrounding nature. The



meticulous building attention to detail and regular maintenance provide a peaceful and well-equipped retreat not far from Cagliari and from the sea.

**\*\*Attention to aesthetics and functionality in outdoors\*\***

A lush Mediterranean garden with tall, well-kept hedges ensure maximum privacy to Villa Paula, on a 1200-sqm lot. In the garden, we also find paths paved with mosaic stone, fruit trees (carob, lemon, and mandarin) and native plants, with an irrigation system for easy management.

Stone insert complement the facades, repainted about two years ago, while an original round tower adds a distinctive touch to the architecture.

The outdoor spaces invite conviviality and relaxation: a large covered veranda offers an outdoor dining area, while a modern white pergola creates an additional shaded lounge area. A practical brick barbecue is also included, ideal for summer cookouts. Access to the property is through an electric gate, which opens onto a stone driveway leading to a large courtyard and the garage ramp.

**\*\*Large, functional, and bright interiors\*\***

Villa Paula offers 340-sqm indoor space on three levels with an elegant internal staircase with wooden steps connecting them.

🗑️ The basement is a versatile and spacious area that is well insulated and surrounded with a perimeter narrow courtyard. This level features a large tavern/living room with a fireplace, a bathroom/laundry room, and several storage rooms, ideal for any need. The large garage with a sectional swinging door (replaced three years ago) offers space for multiple vehicles and serves as a workshop/tool shed

Novo: Não  
Condição: Excellent

## Comum

Quartos de dormir: 3  
Banheiro: 3  
Pés quadrados acabados: 340 m<sup>2</sup>  
Tamanho do lote: 1200 m<sup>2</sup>

## Room details

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

## Utility details

Heating: Sim  
Heating Type: Heat pump, Radiant  
Heating Fuel: Electric, Gas  
Cooling Type: Other

## Energy efficiency

Energy Consumption: A

## Building details

Parking: Sim  
Number of Garages: 1



Total Number of Parking Spaces: 3  
Outdoor Amenities: Porch, Barbecue area, Garden

## Lease terms

Date Available:

## Informação adicional

URL do site: <https://www.sardahousing.com/en/real-estate/villa-for-sale-poggio-dei-pini-cagliari-villa-paula/>

## Contact information

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