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Excellent villa in Poggio dei Pini, Sardinia



Информация об агенте

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адрес:

Название Sardahousing

компании:

Страна:ИталияExperience2001

since:

Тип услуг:Selling a PropertySpecialties:Buyer's Agent, Listing

Agent, Relocation, Short-Sale, Consulting,

Other

Property Type: Apartments, Houses,

Commercial Property, Land lot, Agriculture,

Other

Телефон: +39 (329) 074-1198

Languages: English, Italian

Веб-сайт: http://www.sardahousin

g.com

Детали объявления

 Недвижимость:
 На продажу

 Цена:
 USD 749,014.36

Местоположение

 Страна:
 Италия

 Область:
 Sardinia

 Город:
 Капотерра

Адрес: strada, 11, 2, poggio dei pini

Почтовый индекс: 09012 Добавлено: 27.10.2025

Описание: 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

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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

Новый: нет

Состояние: Excellent

Общие

 Спальни:
 3

 Ванные комнаты:
 3

Готовые кв.м.: 340 кв м Площадь участка: 1200 кв м

Room details

Total rooms: 5

Indoor Features: Fireplace, Fitted kitchen

Basement: Finished

Utility details

Heating: да

Heating Type: Heat pump, Radiant

Heating Fuel: Electric, Gas

Cooling Type: Other

Energy efficiency

Energy Consumption: A

Building details

Parking:даNumber of Garages:1

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Total Number of Parking

Spaces:

Outdoor Amenities: Porch, Barbecue area, Garden

3

Lease terms

Date Available:

Дополнительная информация URL вебсайта: https://www

https://www.sardahousing.com/en/real-estate/villa-

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Contact information

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