



## Renovation Project 3 Bed Apartment for Sale In Calangianus Sardinia Italy



### Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 69,000

### Местоположение

Страна:	Италия
Область:	Sardinia
Город:	Calangianus
Почтовый индекс:	07023
Добавлено:	09.02.2026

Описание:

Renovation Project 3 Bed Apartment for Sale In Calangianus Sardinia Italy

Esales Property ID: es5554932

35 Via Tempio

Calangianus, Sardinia

Exciting Renovation Project: Spacious Apartment in Calangianus, Sardinia

Located in the serene province of Sassari, in the heart of the Gallura region, this second-floor apartment presents a premier investment opportunity for those looking to create a bespoke home in one of Italy's most authentic landscapes. Situated in Calangianus, famous for its historic granite architecture and its status as the 'Cork Capital of Italy,' this property offers a generous 110 m<sup>2</sup> of internal space. With an asking price of €69,000 (negotiable), it is positioned as an accessible entry point into the Sardinian property market for buyers ready to undertake a rewarding renovation project.



## Flexible Layout and Potential

The apartment currently features six rooms, providing a versatile canvas for modernization. Under a new layout, the property could easily accommodate 2 to 3 spacious bedrooms. While there is currently one bathroom, the square footage and plumbing configuration allow for the installation of a second bathroom, significantly increasing the property's comfort and future resale value.

Being sold unfurnished, the apartment allows you to strip back to the essentials and design an interior that blends modern amenities with the traditional Sardinian aesthetic. The views from the property offer the best of both worlds: a classic street view looking toward the charming town center, and a peaceful countryside view to the rear, overlooking the rolling green hills and granite peaks characteristic of the Limbara massif.

## Strategic Investment Opportunity

One of the most compelling aspects of this listing is the potential to acquire more of the building. The ground floor is also available for €30,000, which requires more extensive refurbishment but offers the chance to own a significant portion of the structure. Additionally, while the first floor is currently held by other owners, there is a potential path to negotiate its purchase in the future, effectively creating a private multi-level villa. For those interested in gardening or expansion, land is available directly behind the house.

## Location and Accessibility

Calangianus is ideally situated for those who want a quiet, authentic lifestyle while remaining close to Sardinia's world-famous amenities.

\*

**Nature & Heritage:** You are minutes away from ancient archaeological sites and the hiking trails of Mount Limbara.

\*

**Travel:** The nearest major hub is Olbia Costa Smeralda Airport (OLB), just a 40-minute drive (approx. 35km) away, making the property easily accessible for international owners or holiday renters.

The property is vacant and available for immediate sale. As of 2026, Italian renovation tax credits and regional grants for repopulating historic centers may still apply, potentially providing financial incentives to help cover your restoration costs.

## ABOUT THE AREA

Located in the heart of the Gallura region in northeastern Sardinia, Calangianus is a picturesque town



nestled in a granite basin about 500 meters above sea level. Protected by the wooded hills of the Limbara massif, the town is famous for its lush landscapes of cork oaks and holm oaks. Its historic center is a charming labyrinth of narrow alleys paved in granite, reflecting the prosperity of a community that has skillfully utilized its natural resources for centuries.

Calangianus is globally recognized as the 'Italian Capital of Cork.' The town's economy has been centered around the extraction and processing of cork since the 19th century, making it one of the most industrialized and wealthiest municipalities in Sardinia. Visitors can explore this unique heritage at the Museum of Cork (Museo del Sughero), housed in a restored 18th-century Capuchin convent, which displays ancient machinery and artisanal techniques used to create everything from wine stoppers to fashion accessories.

Beyond its industrial fame, the area is a treasure trove for history and nature lovers. The surrounding countryside is dotted with fascinating archaeological sites, including the Pascaredtha Giants' Tomb and the Nuraghe Agnu, which date back to the Bronze Age. For those seeking outdoor adventure, the nearby Mount Limbara offers numerous trekking and cycling trails, such as the scenic Voie Verte, providing breathtaking panoramic views of the rugged Sardinian interior.

The nearest airport to Calangianus is Olbia Costa Smeralda Airport (OLB), located approximately 30 to 40 kilometers to the east. The drive from the airport takes about 40 minutes via the SS127 highway. While Olbia is the most convenient gateway, travelers can also use Alghero Fertilia Airport (AHO), which is about 120 kilometers away, or Cagliari Elmas Airport (CAG) for a wider range of international connections.

## MAiN FEATURES:

- \* 110m2 of living space
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Sardinia fast online

## Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	110 кв м
Площадь участка:	110 кв м

## Rental details

