

Arzachena / Cannigione – Sardinien

## Stazzu in Sardinian style

Property ID: IT23294760



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**PURCHASE PRICE: 1.600.000 EUR • LIVING SPACE: ca. 280 m<sup>2</sup> • ROOMS: 9 • LAND AREA: 500 m<sup>2</sup>**

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## At a glance

Property ID	IT23294760	Purchase Price	1.600.000 EUR
Living Space	ca. 280 m <sup>2</sup>	Commission	Subject to commission
Available from	02.07.2024	Total Space	ca. 290 m <sup>2</sup>
Rooms	9	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	5	Equipment	Swimming pool
Bathrooms	3		
Year of construction	2019		
Type of parking	5 x Other		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	50.00 kWh/m <sup>2</sup> a
Energy certificate valid until	20.03.2033	Energy efficiency class	B
Power Source	Air-to-water heat pump		

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## A first impression

In a panoramic position with breathtaking sea views on the hill of Cannigione in the locality of Micalosu, we present a magnificent villa with a pool for sale. The property is surrounded by a meticulously maintained rocky garden adorned with typical Mediterranean vegetation and has been constructed in stone in the traditional Gallurese style of Stazzi. A large veranda connects the main body of the villa, spread over two floors, to the first annex, creating a shared outdoor living area as well as a private space for guests. A second annex is located in the basement and has independent access. The interior spaces of the villa offer dreamy panoramic views of the sea, while the exclusive pool, with its sunbathing area, is surrounded by a unique blue backdrop where the sea and the sky merge into a harmonious unity. The location of the villa is extremely convenient for accessing the beaches, and in just a few minutes by car, you can reach the center of Cannigione, which offers year-round active services.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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