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AGENCY — BUDONI

OLBIA — SARDEGNA

Elegant stately villa with large private garden for sale in Olbia, Sardinia

€ 620.000

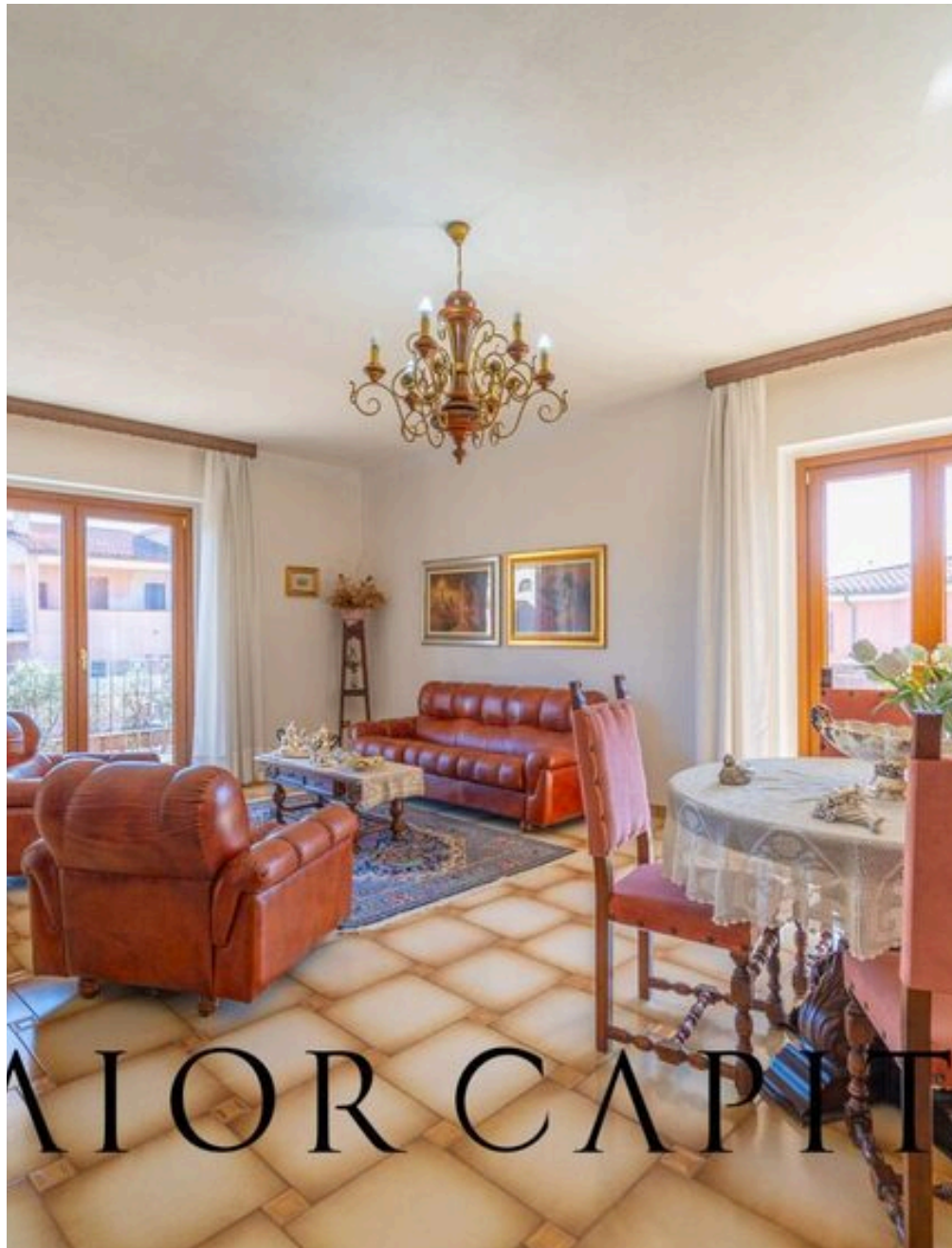
PRICE

350 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# Elegant stately villa with large private garden for sale in Olbia, Sardinia

In the heart of the prestigious residential area Sa Minda Noa, in Olbia, we propose a stately villa of rare elegance, nestled in one of the most desirable and refined areas of the city. This property stands out for its refined style, generosity of space and uncompromising comfort, offering an ideal setting for those who wish to experience luxury with discretion. Surrounded by a private garden of 1800 square meters, manicured and planted also with fruit trees, the villa covers a total area of 350 square meters, distributed on two independent and versatile levels. The main entrance leads to an elegant and harmonious living area: a spacious and bright living room, furnished with classic taste, which immediately expresses the quality of the house, and a separate dining room with kitchen, ideal for receiving guests and living convivial moments. Large panoramic windows give natural light to all rooms, lending a sense of openness and warmth. The floor is completed by three spacious bedrooms and two bathrooms, all featuring excellent finishes. On

the lower level there is a large habitable tavern, with independent access and internal staircase, perfect as a relaxation area, guest area or autonomous solution. Completing the level is a fully equipped laundry room and an additional bathroom. The villa is fully furnished and equipped with: Fireplace Heating system with radiators Private well Water reserve Garage of 40 sqm Large private garden on four sides, with orchard Composition of the property First floor Entrance Hall Living room Dining room Kitchen Three bedrooms Two bathrooms Ground floor Large livable tavern Laundry Room Bathroom Why buy it? #1 Exclusive location #2 Spacious private garden on 4 sides #3 Totally independent #4 Valuable property #5 Large square footage #6 Walking distance to all amenities #7 Just a few minutes drive to the most beautiful beaches of the Costa Smeralda™ Maior Capital is the Real Estate Group of reference for the purchase and sale of properties in Sardinia, offering the largest selection of luxury properties, charming homes and nature in one collection....

 **350 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **4**  
BATHROOMS

 **€ 620.000**

## FEATURES



WIDE SPACES



CELLAR



GARDEN



EXCLUSIVE POSITION



PARKING SPACE



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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