

FOR SALE

MAIOR CAPITAL

Maior Capital srl

AGENCY — BUDONI

CANNIGIONE — SARDEGNA

Cannigione | La Conia | Prestigious villa with sea view and private pool

€ 890.000

PRICE

225 m²

SQUARE METRES

5

ROOMS

MAIOR CAPITAL



DESCRIPTION

Cannigione | La Conia | Prestigious villa with sea view and private pool

In a dominant and privileged position, just 200 meters from the beach, this refined villa with pool in La Conia, Cannigione, offers a perfect balance between privacy, elegance and comfort. The property stands out for its spacious interiors, natural light and top-notch finishes, designed for those who do not compromise. Protected by a lush hedge that ensures maximum privacy, the villa opens onto a tastefully paved courtyard enriched by lush Mediterranean vegetation. The spacious verandas, both covered and open-air, overlook a splendid sea view, accompanied by refined masonry sofas, sunbathing areas, barbecue area with outdoor kitchen, and a swimming pool lined with fine stone mosaic: a true corner of paradise for relaxation and entertainment. The two-level distribution is designed to ensure functionality and privacy: the ground floor houses the bright living area, enriched by typical Sardinian architectural details such as exposed wood beams, granite pillars, carved doors and custom-made furniture. The basement is entirely dedicated to the sleeping area with four bedrooms, all

with en suite bathrooms, to ensure maximum comfort for family and guests. A private driveway entrance leads to the parking area with space for three cars, while the courtyard harmoniously connects the main access to the residence. This villa represents the ideal solution as an exclusive residence or as a luxury vacation home, as well as a valuable investment in the elite tourist rental segment, thanks to its strategic location near the center of Cannigione, the beaches within walking distance and the proximity to Palau, Baja Sardinia, the renowned resorts of the Costa Smeralda™ and the archipelago of La Maddalena. Internal distribution: Ground floor Equipped covered verandas Spacious living room with dining room, very bright Live-in kitchen Small bedroom with en suite bathroom Service bathroom Basement floor Master bedroom with loft, large walk-in closet and en suite bathroom Two double bedrooms with en suite bathroom and walk-in closet Laundry room Utility room Large hobby room Features: Heat/cold pumps Fireplace Water supply and private well Private garden...

 **225 m²**
AREA

 **5**
ROOMS

 **5**
BATHROOMS

 **€ 890.000**

FEATURES



GARDEN



INDEPENDENT



SWIMMING
POOL



MORE
THAN 3
ROOMS



SEA VIEW



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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