



MAIOR CAPITAL

## Maior Capital srl

AGENCY — BUDONI

OLBIA — SARDEGNA

# Panoramic villa with large private land

€ 550.000

PRICE

250 m<sup>2</sup>

SQUARE METRES

5

ROOMS

MAIOR CAPITAL





## DESCRIPTION


# Panoramic villa with large private land


Immersed in a hilly setting of absolute quiet and privacy, a few minutes from the urban center, this panoramic villa is an ideal solution for those who want to live in contact with nature without sacrificing the convenience of services. Surrounded by greenery and set in a harmonious landscape, the property enjoys a pleasant open view of the surrounding hills and excellent privacy. Built in the early 2000s, the villa is spread over two independent levels, each with its own entrance, a feature that increases its flexibility of use and enhancement potential. The interior spaces are well distributed and bright, with rooms that constantly dialogue with the outdoors thanks to the panoramic verandas overlooking the garden. The main level houses a large and bright living area, a separate kitchen, a double bedroom, a single bedroom and a bathroom, while the lower level hosts a second living room with open kitchen, two double bedrooms and an additional bathroom, as well as a veranda that opens directly onto the green, perfect for moments of conviviality outdoors. The real added value of

the property is represented by the private land of about 4,800 square meters, embellished with an olive grove with numerous plants and large spaces that offer the possibility of creating a swimming pool or areas dedicated to relaxation and leisure. The location allows you to reach in a short time some of the most popular beaches in the area, making this villa a perfect solution both as a main residence and as a prestigious real estate investment, able to combine privacy, nature and quality of life. Composed as follows: Ground floor Bright living room Living kitchen Double bedroom Single bedroom Bathroom with bath Basement Large living room Open kitchen Two double bedrooms Bathroom with shower Features: Fireplace Air conditioning Heating Storage room Cellar Double electric gate Private garden with olive grove Water reserve Well Covered carport Uncovered carport Why buy it? #1 Panoramic view of the hilly landscape #2 Large private land plot #3Two independent unitsperfect for families, guests or tourist use #4 Strategic location 5 minutes...

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

 **5**  
ROOMS

 **2**  
BATHROOMS

 **€ 550.000**  
PRICE

## FEATURES



WIDE SPACES



GARDEN



INDEPENDENT OPPORTUNITY



MORE THAN 3 ROOMS



MAIOR CAPITAL

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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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