

Olbia / San Pantaleo – Sardinien

Dream villa in San Pantaleo with granite walls and panoramic view

Property ID: IT23415671



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PURCHASE PRICE: 1.050.000 EUR • LIVING SPACE: ca. 120 m² • ROOMS: 6.5 • LAND AREA: 13.000 m²

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At a glance

Property ID	IT23415671
Living Space	ca. 120 m²
Available from	According to the arrangement
Rooms	6.5
Bedrooms	3
Bathrooms	2
Year of construction	2018
Type of parking	4 x Outdoor parking space

Purchase Price	1.050.000 EUR
Commission	Subject to commission
Usable Space	ca. 0 m²
Equipment	Terrace, Fireplace

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Energy Data

Energy Source	LUFTWP	Energy Certificate	A
Energy certificate valid until	01.09.2033	Final Energy Demand	20.00 kWh/m²a
Power Source	Air-to-water heat pump		

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The property



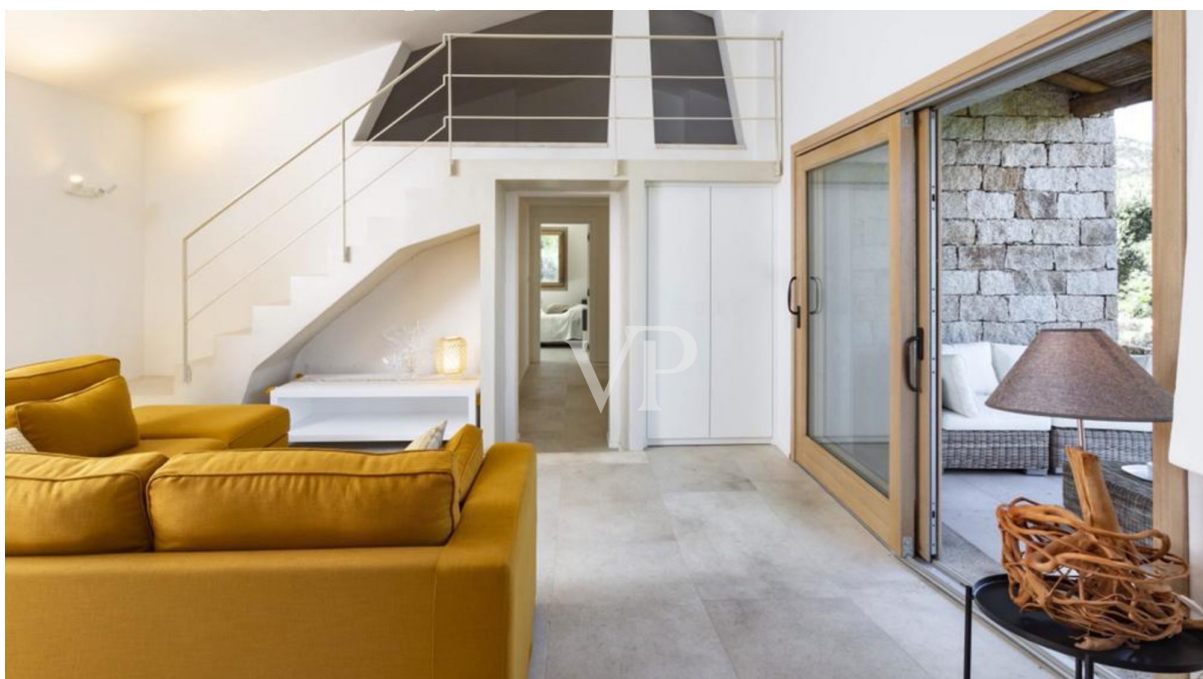
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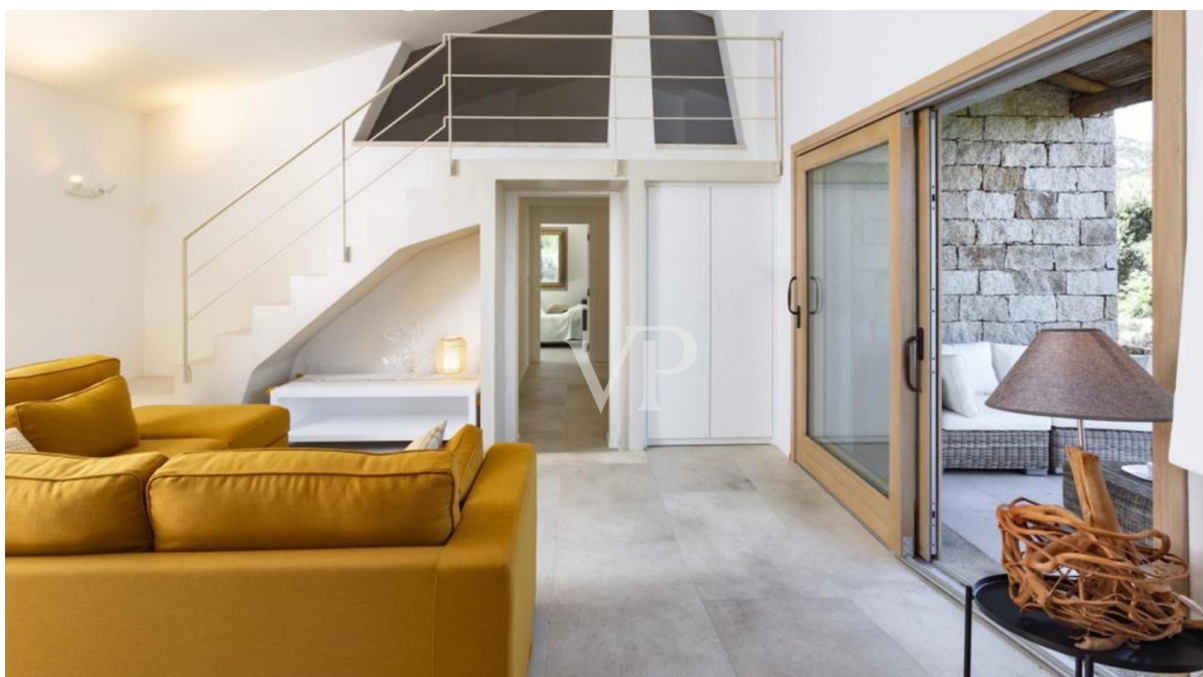
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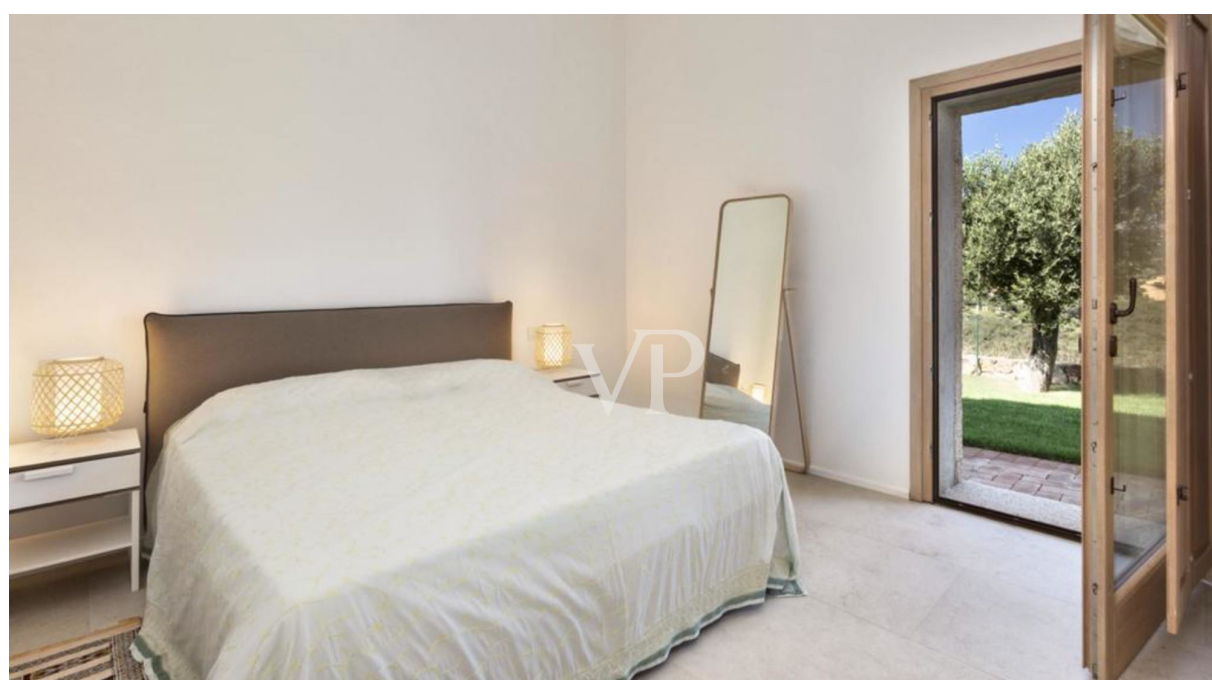
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A first impression

Nestled in the picturesque village of San Pantaleo, less than 10 minutes from the stunning waters of Portisco, stands an impressive villa with a total area of 130 square meters. It is surrounded by a private natural park filled with Mediterranean vegetation, spanning 14,000 square meters and offering breathtaking panoramic views. This villa, completed in 2022, embodies the typical style of the Stazzu Gallurese, characterized by its granite walls as a nod to regional architecture. It seamlessly integrates with the natural surroundings, almost appearing to merge with the surrounding rocks and lush flora, creating an unparalleled sense of beauty and atmosphere.

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Details of amenities

Inside, the villa spans a comfortable single level, offering a spacious and bright living area with an open kitchen and a covered veranda. Three bedrooms and two bathrooms complete the living arrangement. A high-quality resin staircase leads to an attic with a ceiling height of 1.80 meters, ideally suited as an office or relaxation area.

With modern amenities, including solar panels, heating, and a fireplace, this villa can be inhabited year-round, providing excellent comfort thanks to its exquisite, high-quality finishes.

Outside, the garden enhances the property and hosts a Jacuzzi for 8 people, with the possibility of installing a pool. With an energy efficiency rating of A+, this property offers high energy efficiency.

Located just 7 minutes from the sea and surrounded by an extensive private park, this villa ensures an exceptional level of privacy, allowing for a deep and authentic experience closely connected to the surrounding nature.

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All about the location

A true gem nestled in the hinterland of the Costa Smeralda, San Pantaleo is a characteristic village perched high on the granite rock formations of Gallura. Originally born around a small country church in the early 19th century, San Pantaleo now belongs to the municipality of Olbia. This place takes pride in its deep-rooted traditions and its unique atmosphere. San Pantaleo is a place that makes you forget about time and warmly welcomes its visitors with the hospitality of its residents, in a way that is increasingly rare to find today. Amidst the carefully restored small houses, you'll discover the workshops of craftsmen and the studios of artists. On the central square, lined with blooming oleander bushes, you can hear the cheerful voices of children, occasionally overshadowed by the impressive market that takes place on Thursdays. The majestic granite surroundings imbue the place with a peaceful serenity that stands in stark contrast to the hectic atmosphere of the Costa Smeralda. Highly recommended is the Thursday market, which attracts numerous visitors to San Pantaleo and where the market square is characterized by craftsmanship. This makes this small village a veritable paradise for tourists, as it offers an exclusive selection of local potters, blacksmiths, and woodcarvers.

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Contact partner

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