

Olbia – Sardinien

## Historical building in the heart of Olbia

Property ID: IT23294943



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PURCHASE PRICE: 780.000 EUR • LIVING SPACE: ca. 320 m<sup>2</sup>

Property ID: IT23294943 - 07026 Olbia – Sardinien

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## At a glance

Property ID	IT23294943	Purchase Price	780.000 EUR
Living Space	ca. 320 m²	Commission	Subject to commisison
Available from	18.12.2025	Total Space	ca. 350 m²
Year of construction	1905		

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## Energy Data

Energy Source	Alternative	Energy Certificate	Energy demand certificate
		Final Energy Demand	89.52 kWh/m²a
		Energy efficiency class	C



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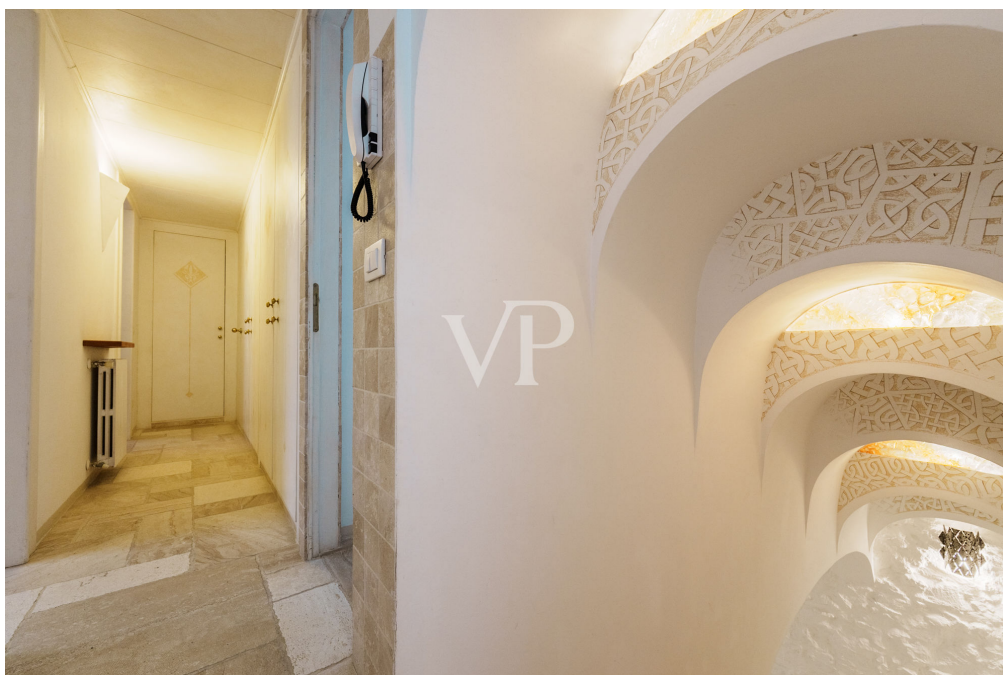
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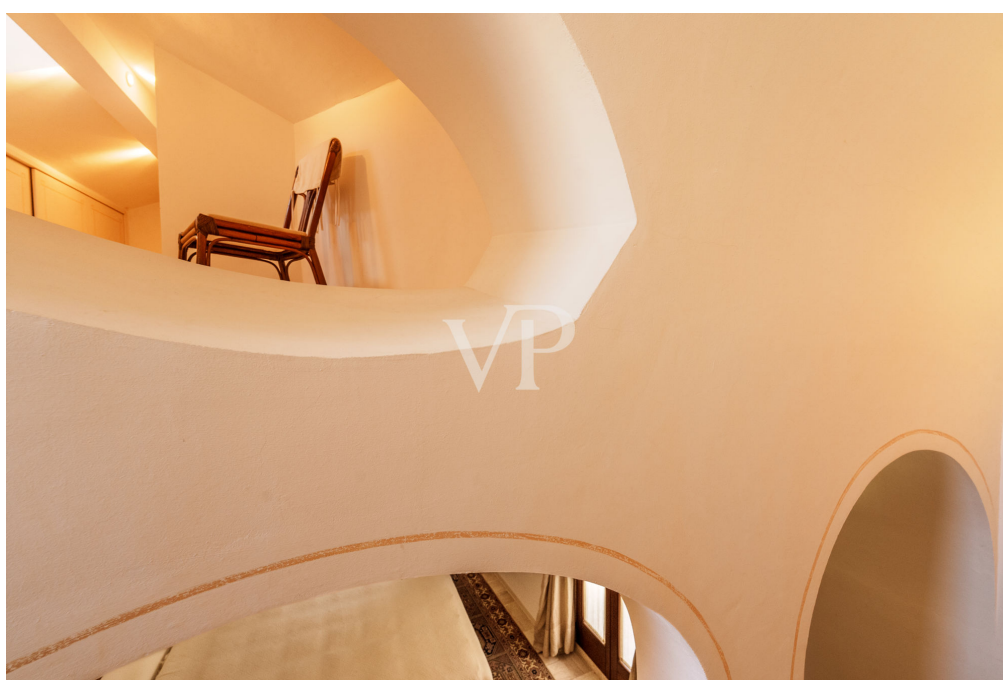
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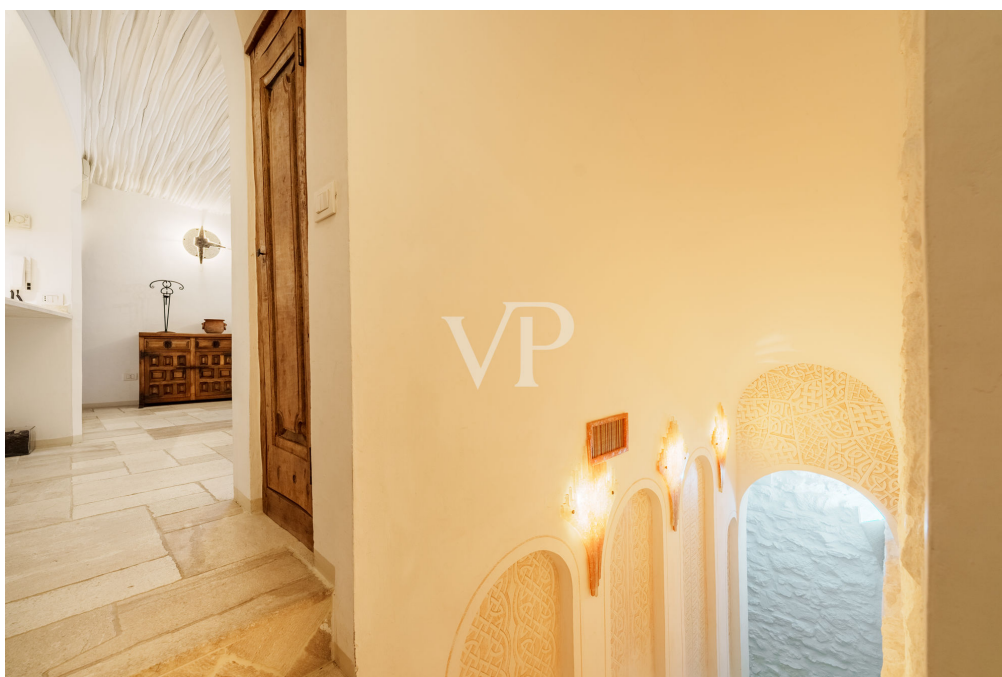
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## A first impression

In the heart of the enchanting old town, we are delighted to present to you a stately building from 1905, masterfully restored by architect Jean Claude Le Suisse. This property spans three charming floors and offers over 300 square meters of living space. The refined and sophisticated entrances gently lead you from the ground floor to an inviting and representative space, carefully designed for professional use.

Access to the residence is through a marble staircase, transporting us to a world of elegance on the first floor, where masterfully designed rooms await you. Here, you can immerse yourself in a reading room surrounded by an enchanted atmosphere, enjoy the comfort of a cozy living room, experience special moments in the dining area illuminated by a warm fireplace, and rediscover tranquility on the enchanting outdoor balcony, perfect for contemplating the serenity and beauty of city life.

The sleeping area is an embrace of intimacy and refinement, with bedrooms featuring private bathrooms and dressing rooms, ensuring the highest level of comfort and utmost privacy.

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## All about the location

Olbia, a jewel on the north-east coast of Sardinia, enchants visitors with a fascinating mix of ancient history and modern Mediterranean flair. The city, once founded by the Greeks and named after the Greek word for "happy", today shines in a splendor all of its own. Olbia's ancient past is reflected in the winding alleyways of the old town, where historic churches and archaeological treasures tell stories from times long past. Here, the heritage of the Greeks blends with the charm of medieval architecture, and every step leads to a new discovery. But Olbia has more to offer than just history - the city is nestled in a breathtaking coastal landscape. Turquoise waters meet fine sandy beaches and picturesque bays invite you to linger. Olbia's cuisine is a feast for the senses: fresh seafood, aromatic herbs and delicious olive oil merge to create culinary masterpieces that tantalize the palates of visitors. The port of Olbia, the beating heart of the city, connects Sardinia with the mainland and is also the starting point for exploring the island. Whether enjoying the sun on the beaches, strolling through the layers of history in the old town or being seduced by the Mediterranean cuisine, Olbia promises an unforgettable journey where every moment carries the taste of happiness and adventure.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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