

Cugnana - Sardinien

## Natural stone villa in Cugnana with large Mediterranean spaces

*Property ID: IT262943167*



*www.von-poll.it*

**PURCHASE PRICE: 750.000 EUR • LIVING SPACE: ca. 235 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 6.000 m<sup>2</sup>**

**Property ID: IT262943167 - 07026 Cugnana - Sardinien**

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## At a glance

|              |             |                |                                      |
|--------------|-------------|----------------|--------------------------------------|
| Property ID  | IT262943167 | Purchase Price | 750.000 EUR                          |
| Living Space | ca. 235 m²  | House          | Single-family house / Detached house |
| Rooms        | 5           | Commission     | subject to commission                |
| Bathrooms    | 2           | Total Space    | ca. 250 m²                           |
|              |             | Equipment      | Terrace                              |

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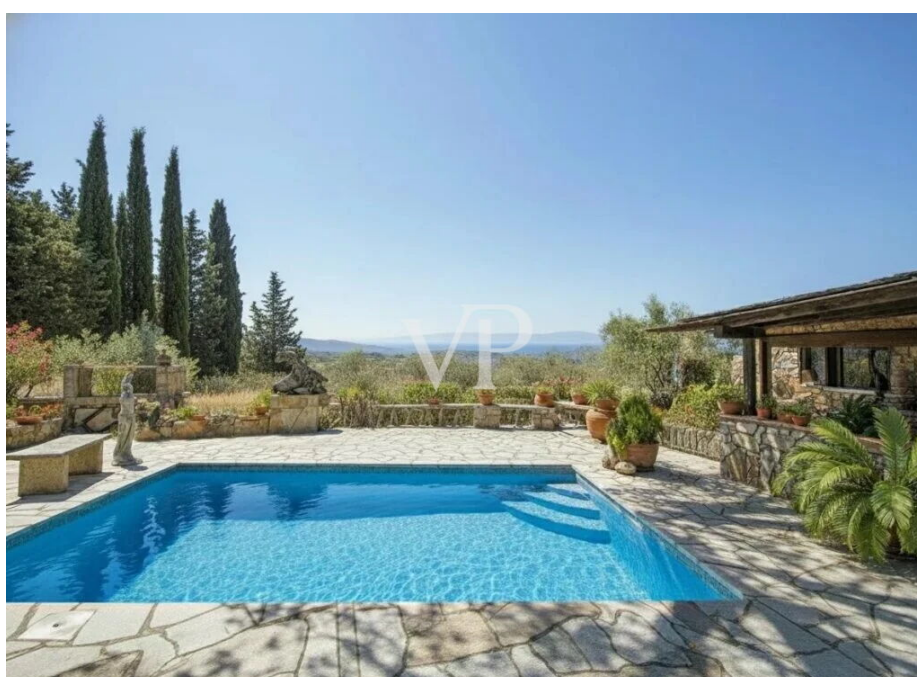
## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Power Source       | Electric                                                                    |
| Energy information | At the time of preparing the document, no energy certificate was available. |



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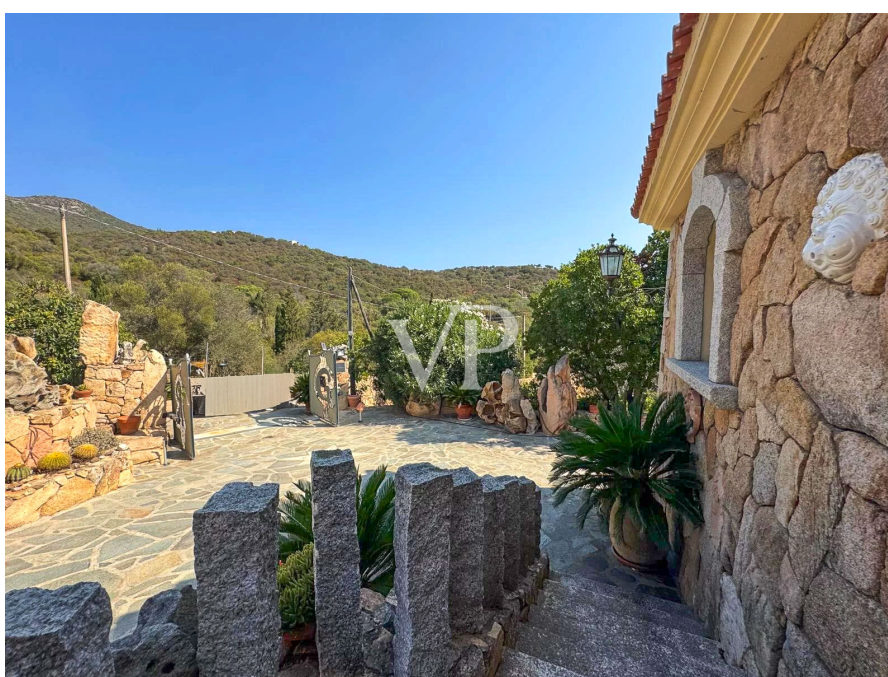
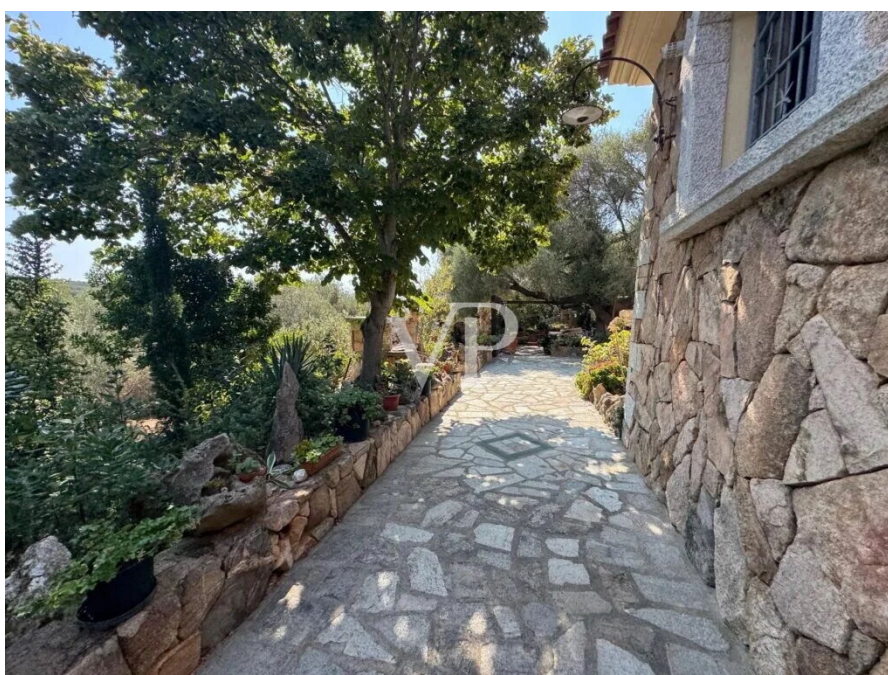
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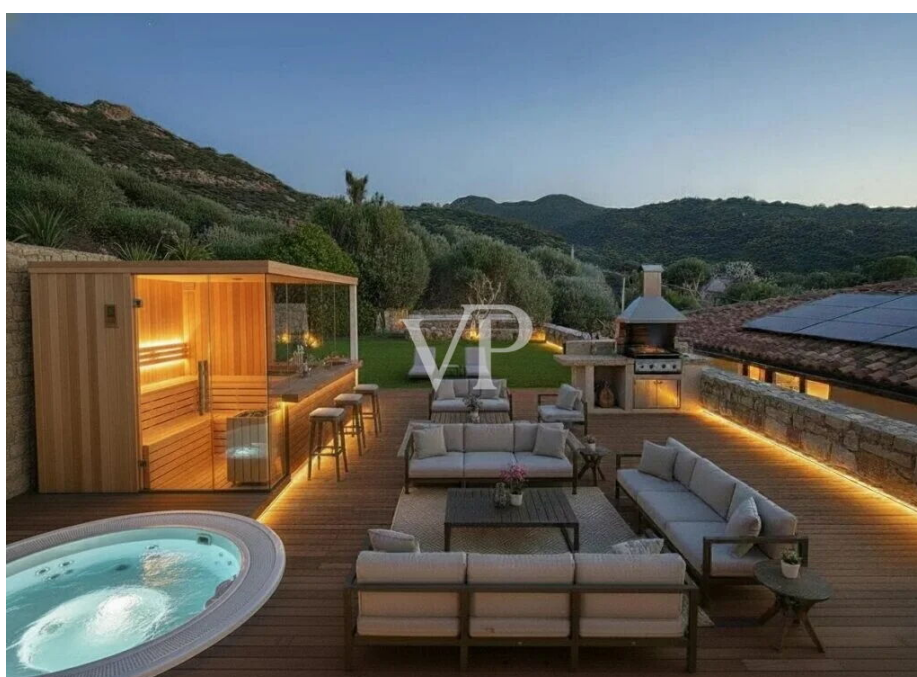
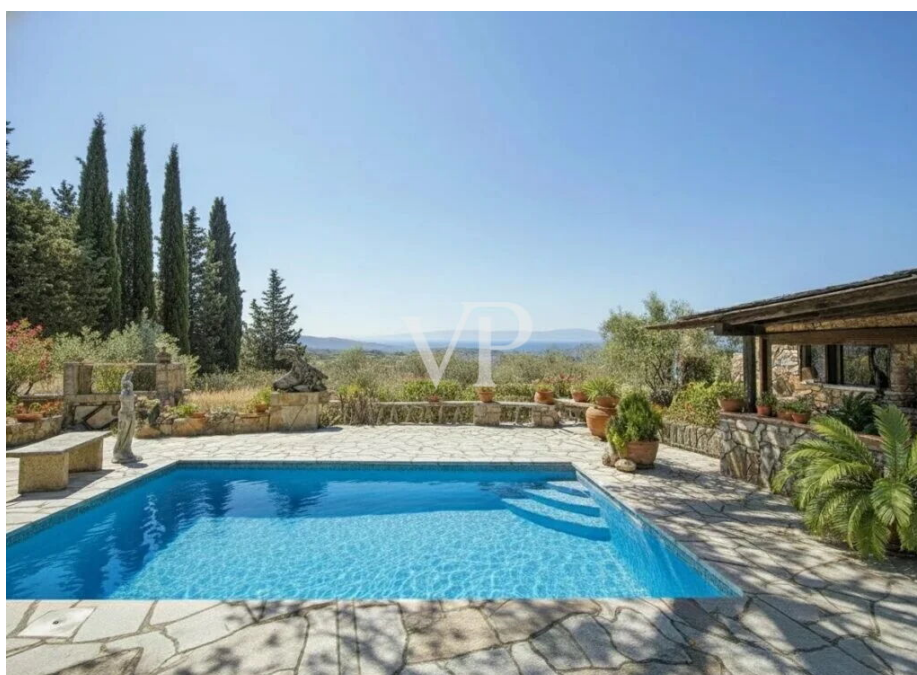
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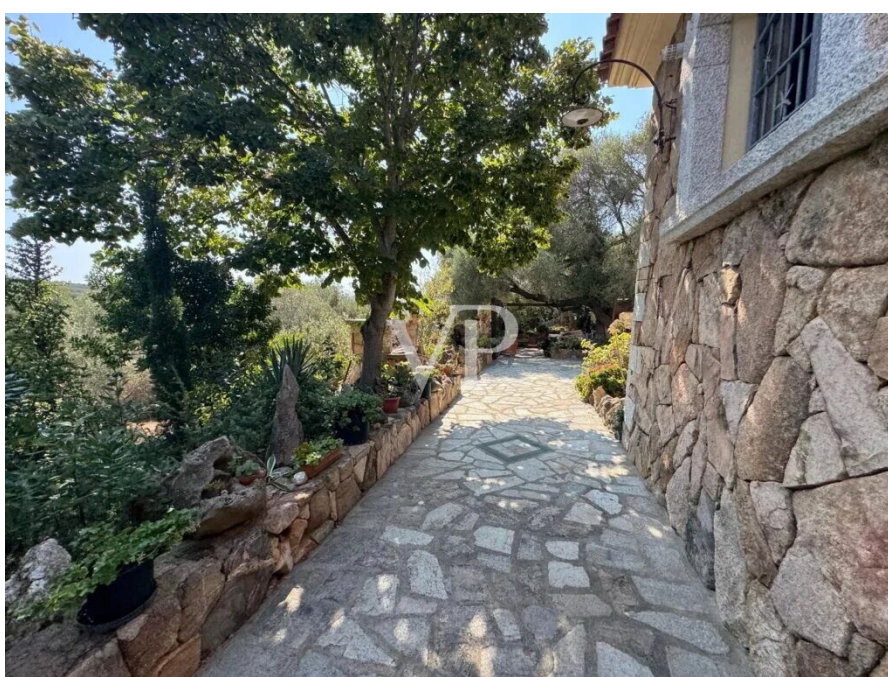
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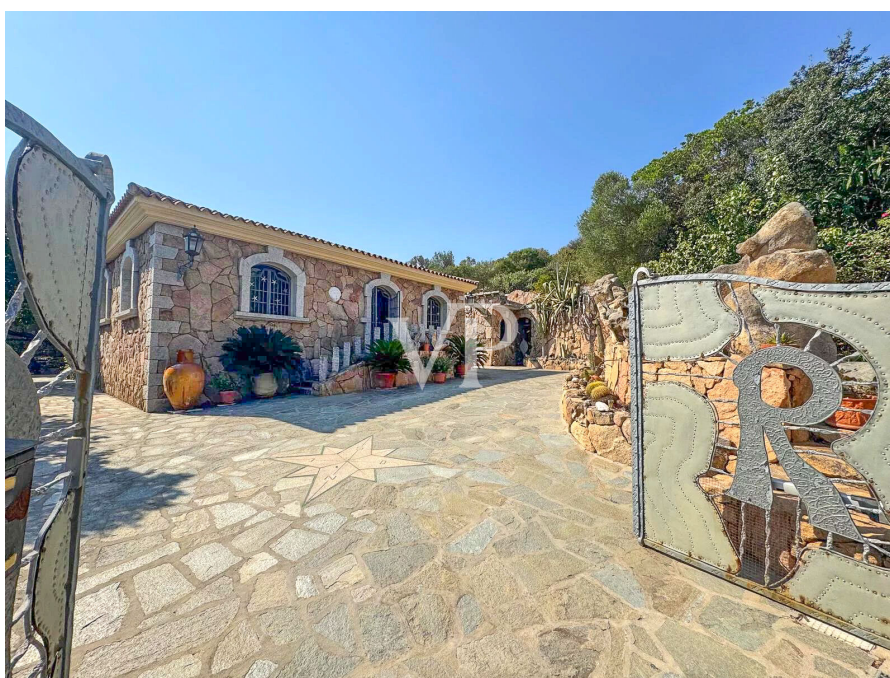
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## Floor plans



PIANO TERRA



PIANO TERRA

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



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## A first impression

Nestled in the Mediterranean hilly landscape of Cugnana, this elegant natural stone villa offers approx. 250 m<sup>2</sup> of living space on a generous plot of around 6,000 m<sup>2</sup>. The property impresses with its traditional architecture, high-quality materials and a quiet location with a slight sea view. Only minor adjustments are required to turn this house into a very special residence.

The villa boasts spacious rooms, two stylish bathrooms and bright living areas that create a warm and inviting atmosphere. Traditional elements such as natural stone walls and artistic handcrafted details lend the property an authentic Sardinian character.

A special highlight: the spacious terrace above the annexe offers the opportunity to build a swimming pool - with fantastic views and maximum privacy. The spacious outdoor area with terraces, lemon and olive trees also provides Mediterranean flair and numerous retreats to enjoy the mild climate.

Thanks to its proximity to the Costa Smeralda, this villa combines the tranquillity of nature with easy access to beaches and the region's renowned towns. An ideal domicile for anyone who appreciates Sardinian charm, comfort and a touch of sea view.

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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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