



## VILLA FOR SALE AND FOR RENT - CAMPAGNA

PROPERTY CODE: CA-407

Bedrooms: 4  
Beds: 8  
Bathrooms: 5  
Covered Surface: 250 m<sup>2</sup>  
Garden: 20000 m<sup>2</sup>  
Energy Certification: C

Swimming pool, Sea view, Dishwasher, Washing machine, Wi-fi, Internet access, Garden, Heating, Satellite television, Conditioned air, Barbecue, Studio, Laundry, Towels etc, Outside dining, Electric gate, Fireplace, Cellar, Water supply, Automatic irrigation.



## DESCRIPTION

The villa is set within a stunning 20,000 sqm property, characterized by typical Mediterranean scrub, natural rocks, and a charming holm oak forest, perfect for nature lovers. The property also includes an orchard and offers breathtaking views of the Gulf of Cannigione. Its location is strategic, just a short distance from Porto Cervo, the town of Arzachena, and the picturesque village of San Pantaleo, renowned for its weekly Thursday market and numerous art galleries lining the town square, as well as its refined shops that attract tourists from all over the world. The villa is spread across multiple levels, offering fluid and harmonious spaces. The main area includes a modern kitchen, a bright dining room with a fireplace and TV, opening onto a large covered veranda with masonry sofas on two sides, a dining table at the center, and a swimming pool overlooking the garden, with a panorama that stretches down into the greenery, eventually blending into the Gulf of Cannigione. Adjacent to the dining area is a spacious living room with a library and TV, a guest bathroom, and two master bedrooms, each with an en-suite bathroom: the first with a shower and bathtub, the second with a shower and direct access to the covered patio. On the lower level, a living room with a terrace greets guests, along with a room with a French bed and wardrobe, a bathroom with a shower, a small laundry room, and a large suite with a living room, private bathroom, and TV. All the rooms have independent access from the outside, ensuring privacy and comfort. The villa is equipped with Wi-Fi and independent heating, and two rooms (the suite and a second bedroom) feature air conditioning. The outdoor area includes a barbecue, perfect for outdoor dinners. The villa has been furnished and decorated with attention to detail, showcasing an original and creative style that creates a unique and welcoming atmosphere. This property is an ideal retreat for those seeking a home immersed in nature, with all the comforts and proximity to the most charming places on the Costa Smeralda.





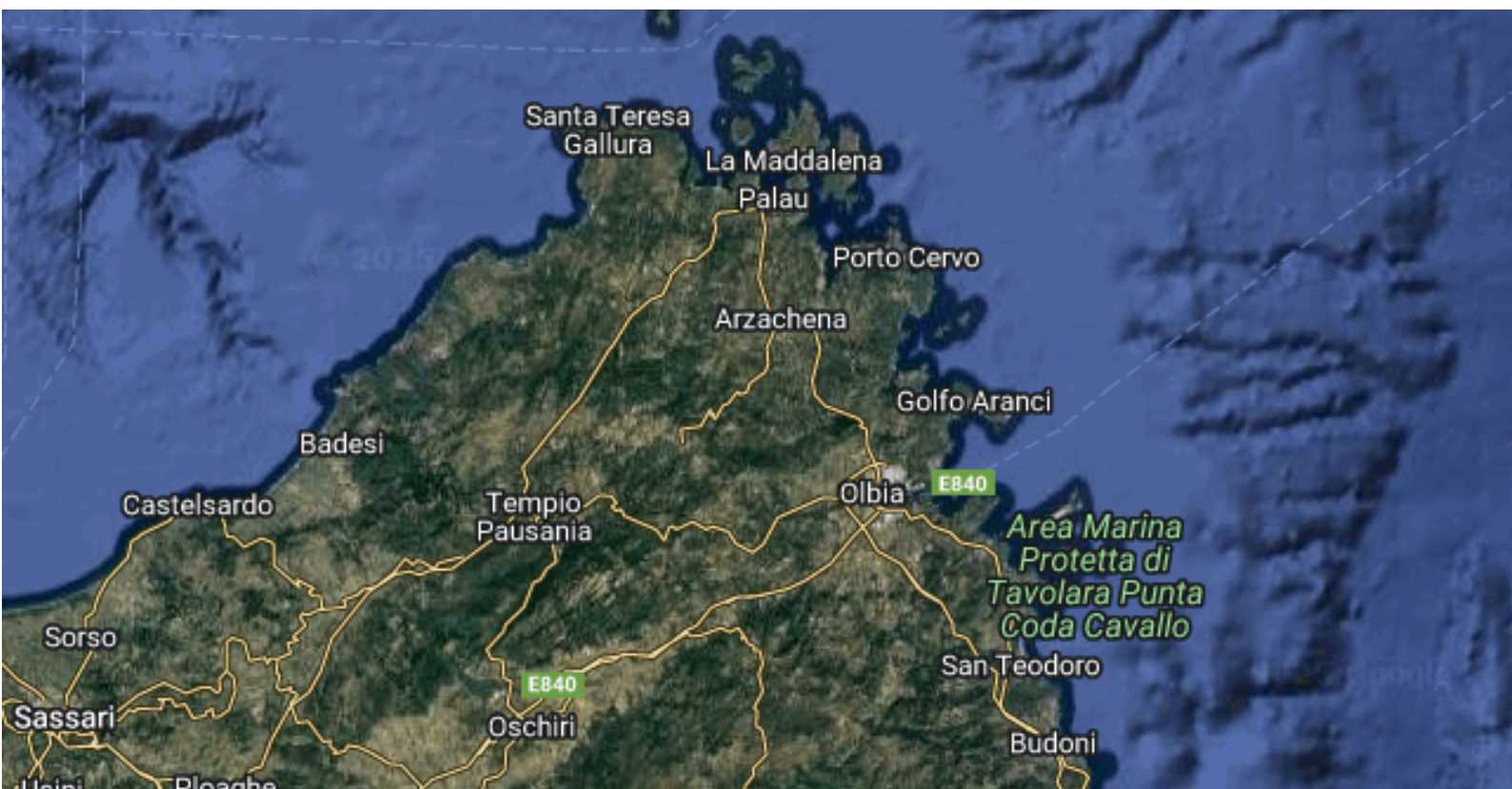






## SATELLITE VIEW OF THE AREA

The property presented in this brochure can be found in the area depicted in this satellite picture. For privacy reasons we do not indicate the exact point on the map. Contact us for more information.



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