Coldwell Banker Immobiliare Costi&Partners
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Villa for Sell in Olbia - Area: Berchiddeddu

Berchiddeddu FRAZ. SOS CODDOS, Sassari, 07020 (SS)

185.000€

Contact info

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Description

UNIQUE OPPORTUNITY IN GALLURA – COUNTRY HOUSE TO RENOVATE WITH LARGE PLOT IN A NATURALISTIC SETTING, JUST MINUTES FROM OLBIA

In the unspoiled heart of the Gallura countryside, just a short distance from the village of **Berchideddu** and located in the quiet hamlet of **Sos Coddos**, within the municipality of Olbia, we present a **rare real estate opportunity**: an independent house to renovate, surrounded by land and immersed in absolute peace and natural beauty.

The property extends over a **total plot of 800 sqm**, with **154 sqm occupied by the house** and **656 sqm of land**, ideal for gardens, vegetable patches, recreational spaces, or even small animals. A true corner of paradise, perfect for those looking to live in harmony with nature without sacrificing the convenience of nearby city services, just a 15–20 minute drive away.

Property Features:
GROUND FLOOR (154 sqm)
The main residence is entirely situated on a convenient single level and includes:

- Spacious living room with dining area, perfect for hosting family and friends
- Separate kitchen, bright and functional, with potential for expansion
- Three large bedrooms
- One bathroom
- Well-arranged hallways connecting all rooms
- A balcony overlooking the lush surroundings

The rooms are spacious and well-proportioned, with high ceilings and thick walls that keep the house cool in summer and warm in winter. The internal layout is practical and easily adaptable to any renovation project.

BASEMENT (154 sqm)
The property also features a large basement level, composed of:

- Wood storage room
- Large cellar

This area offers great potential: it can be converted into a tavern, hobby room, workshop, storage space, or simply used as a service area.

Outdoor Space and Land:
The private 656 sqm plot surrounds the house on multiple sides, offering a haven of privacy and tranquillity. It’s perfect for creating a Mediterranean-style garden, organic vegetable garden, or a BBQ area to enjoy the outdoors throughout the warmer seasons. The presence of native shrubs, aromatic plants, and a gently rolling landscape adds to the charm of this authentic countryside property.

Location and Setting:
Sos Coddos is known for its **agricultural character, clean air, and scenic beauty**, with open views of hills, woods, and green fields. Despite its rustic and unspoiled location, the property is **easily accessible from Olbia**, a vibrant city full of amenities, schools, hospitals, and transport connections (port and airport within 30 minutes). It’s an ideal spot for a **holiday home**, a **relocation project to Sardinia**, or even a **sustainable living dream in nature**.

Great Investment Opportunity:
Thanks to its strategic location, generous size, and vast potential for customization, this property is a great investment for residential use or to create a charming hospitality project, such as a rural B&B or holiday rental.

Don’t miss the chance to transform this property into a true retreat in the green hills of Gallura. Contact us for more information, photos, floor plans, or to arrange a viewing. An authentic piece of Sardinia is waiting for you!

Details

Property ID: CBI040-775-10577

Surface: 308.00 m²

Rooms: 6

Bathrooms: 1

Energy Class: G

Bedrooms: 3

Property Features

Floor: Ground floor

Conservation status: To be renovated

Current condition: Free upon deed

Surface: 308.00 m²

Rooms: 6

Bedrooms: 3

Bathrooms: 1

Kitchen: Present

Position: Agricultural area

Balconies: Presente

Parking space: Uncovered

Garage: Shed

Garden: Private,

Terrace: Present

Images