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Coldwell Banker Immobiliare Costi&Partners

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Independent apartment for Sell in Berchidda

📍 via San Sisto, Sassari, 07022 (SS)

160.000€



Contact info



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Description

BERCHIDDA, VIA SAN SISTO: INDEPENDENT HOME WITH VALLEY VIEWS, IN THE HEART OF ONE OF SARDINIA'S WINE CAPITALS

Berchidda is no ordinary inland Gallura town. It's known throughout Italy as one of the homelands of Vermentino di Gallura DOCG, with a winemaking tradition that has earned it recognition as a "Città del Vino" (Wine City) and led to institutions such as the Enoteca Regionale della Sardegna and the MUVIT, the Wine Museum, one of the few in Italy entirely dedicated to wine culture. Add to that Time in Jazz, the international festival founded by Paolo Fresu, which brings audiences and visibility from across Europe to Berchidda every summer. This is a town that combines a solid economy tied to wine and quality agriculture with a cultural identity recognized well beyond Sardinia's borders, all just a few kilometers from Monte Limbara and within easy reach of the Gallura coast and its main hubs, Olbia and Porto Cervo. The property in question sits within this setting: the ground floor of a single-family house on Via San Sisto, a central street in town, currently being divided from the first floor. It's an independent living unit, with no shared spaces or entrances, laid out to create three bedrooms, a living room, a kitchen, and two bathrooms. The house also has its own outdoor area and a parking space, two features that aren't a given in inland historic town centers and are particularly sought after by those looking for a home in the village.

A distinctive feature of the property is its view over the valley, unobstructed by other buildings: a characteristic that tends to preserve and increase the property's value over time, simply because it can't be replicated or altered by future construction.

There's also an opportunity worth considering carefully: for anyone interested in acting before the subdivision is finalized, it's possible to purchase the entire house, ground floor and first floor together. Given the current conditions, this represents an advantageous deal: acquiring, today, an entire single-family house in Berchidda, with valley views on both levels, under conditions unlikely to arise again once the division is complete.

From a market standpoint, the combination of these factors – independent living, an unalterable view, private outdoor space, dedicated parking, potential for three bedrooms, and the option to purchase the whole building – places this property in a category of interest both for those seeking a home in a town with a solid economic and cultural identity, and for those evaluating an income-generating investment, given the steady demand for accommodation in Gallura, including inland areas, driven in large part by Berchidda's reputation for wine and culture.

In over thirty years working in the Sardinian real estate market, I've observed one constant: independent properties with open views, in towns with a recognizable local economy like the one built around Berchidda's wine industry, maintain stable demand over time, unlike properties without these distinguishing features. In Berchidda specifically, availability of properties with these characteristics is limited, and sales tend to close quickly.

For information, viewings, or to evaluate the option of purchasing the entire unit, feel free to contact me directly: I'll provide all the technical and land registry documentation needed for an informed assessment.

Details



Property ID: CBI040-775-10641



Surface: 169.00 m²



Rooms: 5



Bathrooms: 1



Energy Class: G



Bedrooms: 2

Property Features



Floor: **Ground floor**



Conservation status: **To be renovated**



Current condition: **Free upon deed**



Surface: **169.00 m²**



Rooms: **5**



Bedrooms: **2**



Bathrooms: **1**



Kitchen: **Habitable**



Position: **Semi-central**



Parking space: **Uncovered**



Garage: **Single**



Garden: **Private,**



Terrace: **Present**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images



