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

LOC. LU BULIONI, Sassari, SS

730.000€

Contact info

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Description

TWO HECTARS OF COUNTRYSIDE AND A LARGE HOME, JUST MINUTES FROM PORTO CERVO: ESTATE LIVING ON THE COSTA SMERALDA, WITHOUT GIVING UP A THINGOn the Costa Smeralda, almost everyone is looking for the sea. Few realize that the rarest luxury today is something else: owning a full hectare of land, enjoying the silence of the Gallura countryside and, within minutes by car, reaching Arzachena, San Pantaleo and Porto Cervo. This property at Tenute Lu Bulioni brings together exactly these two lives, the slow pace of the countryside and the vibrant social scene of the coast, and keeps them just a short drive apart.The location is the first reason it is one of a kind. From here you can quickly reach the liveliest centers of the area: Arzachena with its services, San Pantaleo with its famous market and the piazzetta frequented by artists and visitors from around the world, Porto Cervo with its marina, boutiques and the events that draw the international Costa Smeralda crowd every summer. And yet, as soon as you turn onto the road home, everything changes: no traffic, no bustle, only the green of Gallura, the scent of Mediterranean scrub and a night sky filled with stars.The heart of the property is one hectare of cultivable land. Not a decorative garden, but real land, where you can plant a vineyard, an olive grove, a vegetable garden or an orchard, produce for yourself or launch a project of your own. Gallura has a recognized winemaking tradition, with Vermentino di Gallura DOCG, and anyone starting from land like this has a concrete path ahead: planting your own rows of vines and building a brand tied to a territory the market already knows and appreciates.The home is large and offers abundant space for family life, for welcoming guests, and for imagining a more ambitious project. Its size makes it suitable not only as a country residence, but also as a base for an agricultural hospitality business, with guest rooms, a kitchen featuring the estate’s own produce, and a welcome that tells the story of authentic Sardinia. In an area where quality tourism increasingly seeks real experiences, far from large hotels, this is a prospect worth careful consideration.For those looking at an agricultural project, the potential is wide: from a winery to olive oil, from rural hospitality to direct sales of produce, or a combination of these activities. The hectare of land, the large home and the proximity to Sardinia’s most important tourist flows are the elements that, together, allow you to build a business with an existing clientele just minutes away. Every initiative should of course be verified with the relevant professionals, for the planning requirements and authorizations needed: I would be glad to support you in this phase with the complete documentation.But this property also works as a simple, high-quality country home. Waking up to birdsong, having breakfast outdoors, strolling among your own plants, gathering for dinner under the porch in the evening and, the next day, being at the beach or the marina within minutes: it is a lifestyle many dream of, and one that is increasingly hard to find in this area.From an investment standpoint, properties with agricultural land and a large home, close to Porto Cervo and San Pantaleo, are among the most sought-after and least available types in the area. Those looking for space, privacy and a life or business project, in an area with an established tourism market, find here a truly rare combination.In over thirty years of working on the Costa Smeralda, I have seen very few properties able to combine so well proximity to the most important centers, cultivable land, a large home and freedom of design. For a private viewing, for the documentation, and to evaluate the development possibilities together, please contact me directly: properties of this kind find buyers quickly.

Details

- Property ID: CBI040-775-10654
- Surface: 400.00 m²
- Rooms: 9
- Garden: Privato, 20.000 sqm
- Bathrooms: 4
- Energy Class: F
- Bedrooms: 5

Property Features

- Floor: Ground floor
- Conservation status: Good
- Current condition: Free upon deed
- Surface: 400.00 m²
- Rooms: 9
- Bedrooms: 5
- Bathrooms: 4
- Kitchen: Habitable
- Position: Agricultural area
- Balconies: Presente
- Parking space: Uncovered
- Garden: Private, 20.000 sqm
- Terrace: Present

Images

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