

Detached House in Casagliana

**MAIN INFO****RIF. OL-210AT****LOCATION :** Cugnana**TYPE :** Detached house**PRICE :** 549000

Bedrooms: 3

Bathrooms: 4

Sm. Commercial: 325

Sm. Cadastral:

Panoramic Terraces: 1

Parking Spaces: 2

PROPERTY

This spacious property is situated in Casagliana, a tranquil location within the Olbia municipality, surrounded by approximately 1 hectare of lush Mediterranean scrub. Although it enjoys a serene rural setting, it is also strategically positioned just 4 km from the coast and 5 km from Olbia, providing easy access to the renowned Costa Smeralda destinations of Cugnana, Portisco, Porto Rotondo and Golfo di Marinella within minutes. The main property is a two-storey villa. The upper floor features a bright living area with an open-plan kitchen, a comfortable veranda, three bedrooms and two bathrooms. The lower floor maintains complete independence from the upper floor and consists of four bedrooms, each with an en-suite bathroom and independent entrance. The estate also features a separate annexe offering an additional living unit comprising a living room with an open-plan kitchen, a bathroom and a large bedroom with the potential to create a second bedroom. Thanks to its unique structure, which provides ample space and independent living units, the

property is ideal for those who need large living spaces for their family or for starting a business, such as a B&B or guesthouse.

LOCATION

MORE DETAILS

Energy Class : In fase di valutazione

Condition of the Property : Ottimo

Position : campagna

View : Vista Aperta

Free Sides : 4

Garden : privato

Type of Living Area : soggiorno

Type of Kitchen : A Vista

Heating system : Autonomo

Type of Heating System : radiatori, pompa di calore

Hot water system : Autonoma

Material of Doors & Windows : legno

Conditions of Doors & Windows : Ottimo

Blind/Shutter : Legno

Flooring : Ceramica

Bathroom flooring : Ceramica

Terraces : 1

Floor : T+S1

FEATURES

Air Conditioning

Double Glazing

Double entrance

Independent Entrance

Storage room

Veranda