



### MAIN INFO

RIF. OT-203AT LOCATION : Luras TYPE : Detached house

PRICE: 155.000

Bedrooms: 3 Bathrooms: 1

Sm. Commercial: 167 Sm. Cadastral: 167 Panoramic Terraces: 1

Garage: 1

#### **PROPERTY**

We offer a semi-detached house which has been recently renovated, just a few minutes from the historic centre of Luras. The property is free on three sides with access from two different streets. On the ground floor there is a large and bright living room with a fireplace and open kitchen, three bedrooms, one of which with predisposition for a possible separate kitchen, and a bathroom. Heating with ducted heat pumps and photovoltaic system. In the basement, there is a convenient garage with technical room and cellar with fireplace, also connected by an internal staircase. On the first floor, there is a comfortable attic to be renovated. Luras is known as the town guardian of the Dolmens, there are no less than four perfectly intact. Nearby are some thousand-year-old olive trees, the most well-known of which is called ?S\'Ozzastru?, about 4,000 years old, among the oldest in the world, with a diameter of almost 12 metres. In the vicinity of the olive trees is the lake \'Lago del Liscia\'. Luras is located in a strategic territorial context in many respects: It is about



40 km from Olbia Airport and about 47 km from the Costa Smeralda. Many seaside resorts are easily reached by travelling a distance of less than 50 km and among these are Santa Teresa di Gallura, Porto Rafael, the enchanting Costa Paradiso and Porto Pollo, a renowned international surfing destination. Less than 10 km away is Tempio Pausania and a little further, the wonderful village of Aggius.

#### **LOCATION**

## MORE DETAILS

Energy Class : Under Evaluation Condition of the Property : Excellent

Free Sides: 3

Type of Living Area: Living room

Type of Kitchen: Open

Heating system : Independent system Hot water system : Independent system

Material of Doors & Windows: Double glazed metal

Conditions of Doors & Windows: New

Blind/Shutter : Metal Flooring : Laminate

Bathroom flooring: Ceramic

Terraces: 1

Floor: Basement, ground floor

# **FEATURES**

Fireplace Flue

Double Glazing
Double entrance

Independent Entrance

Storage room

Veranda