



MAIN INFO

RIF. OT-172LM

LOCATION : non inserito TYPE : Rustic/Farmhouse

PRICE: 640000

Bedrooms: 1 Bathrooms: 1

Sm. Commercial: 109

Sm. Cadastral:

PROPERTY

Charm, nature, Sardinia. All of this is found in this authentic corner of Gallura, located in the municipality of Calangianus, just 17 kilometers from Olbia and positioned along the main routes that allow easy access both to the beautiful coastal beaches and to the inland landscapes? the most genuine and untouched of our island. It is therefore a strategic location that combines convenience with the privilege of living immersed in a natural environment that still retains an authentic and evocative character. At the heart of the property stands a true Gallurese stazzo, an architectural testimony of the local rural tradition, capable of recalling ancient atmospheres and a way of life marked by the slow rhythms of nature. At the same time, thanks to the restoration already carried out, these spaces can be easily integrated with modern comforts, creating a harmonious balance between past and present. The two separate buildings have undergone careful and respectful renovation, preserving the original characteristic elements while leaving room for further completion and customization according to the future owner?s preferences. The restoration focused on safeguarding historical materials, many of which have been recovered and enhanced to preserve their memory and identity. Modern additions were integrated discreetly to highlight the natural beauty of the surfaces, the



local stone, and the traditional Gallurese finishes. The result is a coherent, functional ensemble ready to be lived in, while still offering the possibility to refine the interiors according to one?s lifestyle. The property is set within a natural landscape of great value. Among rocks shaped by time, small streams crossing the land, and views that shift with the daylight, the atmosphere conveys peace, inspiration, and a deep sense of connection with the surrounding environment. These elements give the property a significance that goes beyond its mere real estate value, making it an ideal retreat for those seeking a refuge, an emotional investment, or a base from which to rediscover the most authentic side of Gallura. The land, extending over 4 hectares, offers the opportunity to fully enjoy the landscape and provides many possibilities: from simply experiencing nature to projects related to agritourism, cultivation, rural hospitality, or open-air spaces dedicated to relaxation and outdoor activities. Its size ensures both privacy and tranquillity while remaining close to essential services. In summary, this property represents a rare opportunity: a carefully restored Gallurese stazzo, set in an extraordinary natural context and accompanied by extensive and versatile land. It is a solution suitable for those wishing to live in or invest in an authentic corner of Sardinia, where tradition meets the potential for a new beginning.

LOCATION

MORE DETAILS

Energy Class: In fase di valutazione Condition of the Property: Ristrutturato

Position: Campagna

View: Esterno Free Sides: 4 Garden: Privato

Heating system: Autonomo

Type of Heating System: Camino a legna

Hot water system: Privata

Material of Doors & Windows : Legno Conditions of Doors & Windows : Legno

Blind/Shutter : Legno Flooring : Ceramica

Bathroom flooring: Ceramica

Floor: Terra

FEATURES

Fireplace Flue

Independent Entrance