Authentic Gallura: rural charm and investment in the heart of nature



MAIN INFO

RIF. OT-011GS
LOCATION : Aglientu
TYPE : Farm
PRICE : 1.595.000

Bedrooms: 7
Bathrooms: 7
Sm. Commercial: 500
Sm. Cadastral:
Swimming Pools: 1

PROPERTY

Nestled in the authentic tranquility of Gallura, in the heart of San Biagio in Aglientu, this agriturismo represents a unique opportunity for those looking to invest in an already established hospitality business, surrounded by unspoiled nature and landscapes of extraordinary beauty. Located just 15 minutes from the sea and set within a charming forest of centuries-old oak trees, the estate stands out for its rural charm, perfectly integrated into the traditional Sardinian countryside, where the scents of Mediterranean scrub and open views create a welcoming and relaxing atmosphere.The estate extends over approximately eight hectares, ensuring privacy and tranquility for guests. The property includes around 500 sqm of built area, comprising five residential buildings and a warehouse, offering well-maintained and functional spaces ideal for hospitality use. The buildings combine the warmth of tradition with modern comfort, providing an authentic experience without compromising convenience.The property is further enhanced by a range of features that increase its value and potential: a swimming pool, approximately 900 meters of internal paved road, a vegetable garden, greenhouse, olive grove, and orchard, as well as an artificial pond of ????? 250 cubic meters and two artesian

wells. The entire estate is sold ?turnkey?, including all equipment and machinery necessary for daily operations, such as tools, a tractor, a golf cart, and more.Its strategic location allows easy access to some of the most beautiful beaches in northern Sardinia and makes it an ideal starting point for excursions and outdoor activities. The welcoming atmosphere, combined with direct contact with nature and the enhancement of local food and wine traditions, makes this estate particularly suitable for those wishing to continue or develop a hospitality business, with attractive growth prospects.This offering represents an ideal solution for those seeking an investment in Sardinia that combines profitability, quality of life, and the enhancement of the local territory, in an authentic and highly charming setting.

LOCATION

MORE DETAILS

Energy Class : Pending
Condition of the Property : Excellent
Position : Country
View : Open
Free Sides : 4
Garden : Private
Furniture : Furnished
Type of Kitchen : Eat-in
Heating system : Independent
Type of Heating System : Heating pump system
Hot water system : Independent
Floor : Ground floor

FEATURES

Air Conditioning
Double Glazing
Photovoltaic system
Independent Entrance
Pool
Data network