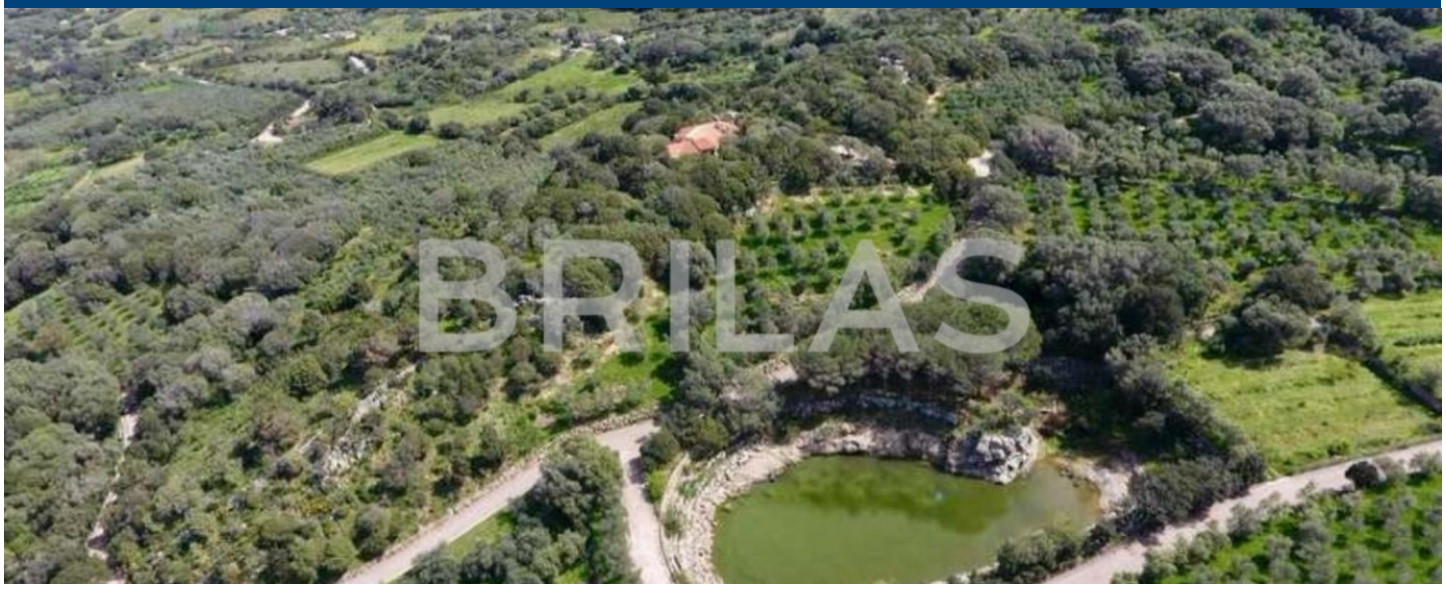
16-Hectare Estate with Villa, Olive Grove and Sea View



MAIN INFO

RIF. OT-007IS
LOCATION : Palau
TYPE : Tenuta
PRICE : from 3M to 5M

Bedrooms: 3
Bathrooms: 3
Sm. Commercial: 160000
Sm. Cadastral:

PROPERTY

\"Tenuta Oliveto Lu Rotu\", a unique property of significant value.The estate spans a substantial 16 hectares, fully fenced, with paved access directly from the state road connecting Palau to Santa Teresa di Gallura. Within its grounds, we find:A productive and well-maintained olive grove with approximately 6,000 trees;A vineyard, fruit trees, and vegetable gardens;Two small lakes leading to the main villa.-The Main VillaArranged over two levels plus a cellar, with a total surface area of over 450 sqm..Ground Floor: Structured as a large open space, featuring kitchens and a living room with a relaxation area and dining zone..Upper Floor: Includes a living area with a fireplace and three bedrooms, each equipped with an en-suite bathroom..Cellar: Houses the equipment for olive oil production.From the villa?s flat roof, one can enjoy a splendid panoramic view of the sea, the beaches of Porto Pollo, and the white cliffs of Corsica. The house is in excellent condition, with facades clad in hand-worked local stone, and is surrounded by a beautiful park of olive and juniper trees, offering glimpses of authentic Mediterranean beauty. Numerous terraces allow for the full enjoyment of the outdoor spaces, and there is the possibility to build a private swimming pool.-Agricultural Buildings and SpacesContinuing through the estate along the path flanking the large lakes

and a succession of fruit and citrus orchards, you reach the buildings dedicated to agricultural activity:A historic traditional \"stazzo\": Dating back to the first half of the 20th century and built according to the canons of Gallurese rural architecture; it can be enhanced as a second residence thanks to its splendid sea view.Three buildings in a rustic state: Each measuring 150 sqm, suitable for service, agricultural, and/or commercial needs.-A Unique OpportunityThe property lends itself to multiple uses:As an exclusive and prestigious private residence;As a farm or \"agriturismo\" dedicated to oil and wine production, favoured by the excellent climatic and environmental conditions of the area.The proximity to the centre of Palau, the beaches, and all the main tourist infrastructures of Gallura makes this estate a solution of unparalleled value.

LOCATION

MORE DETAILS

Energy Class : Pending
Free Sides : 4
Garden : Private

FEATURES

Fireplace
Independent Entrance