# Detached Villa in Olbia: An Oasis of Tranquility and Space



## MAIN INFO

RIF.  OL-061DB
LOCATION : Olbia
TYPE : Villa
PRICE : 580000

Bedrooms: 3
Bathrooms: 3
Sm. Commercial: 220
Sm. Cadastral:
Parking Spaces: 2

## PROPERTY

Presenting a splendid detached villa in Olbia ? a unique opportunity for those seeking ample space and complete privacy. Located in a peaceful residential area, yet within easy reach of all local amenities, free on four sides, this property boasts two entrances, one for pedestrians and one for vehicles with an electric gate.Originally built in the late 1980s and expertly renovated, the home is entirely on one level and offers a total of 220 sqm of internal floor space. Surrounding the house is a magnificent, meticulously maintained garden with an irrigation system. The outdoor area also includes a barbecue spot, a technical room, an outdoor shower and a spacious cellar with double access.The interiors are thoughtfully designed to provide clear and functional separation between the living and sleeping areas. The entrance leads to a large study that could easily be converted into a fourth bedroom. At the heart of the home is a spacious living and dining room with a cosy fireplace and retractable sliding windows that create a perfect connection with the outdoors. The living area is complemented by a separate eat-in kitchen with an adjoining laundry area.The sleeping area is a sanctuary of relaxation and comfort. It consists of a large bathroom with a bathtub and plumbing for a shower;

a double bedroom; a second double bedroom with an en-suite bathroom and shower; and a luxurious master bedroom with a walk-in wardrobe and a private bathroom. The attention to detail and generous spaces make this house ideal for living in complete comfort.

## LOCATION

## MORE DETAILS

Energy Class : Under Evaluation
Condition of the Property : Ottimo
Position : City
Free Sides : 4
Garden : Private
Type of Living Area : Double Living Room with dining doom
Type of Kitchen : Separate kitchen
Heating system : Independent system
Hot water system : Independent system
Conditions of Doors & Windows : Excellent
Blind/Shutter : Wooden
Flooring : Ceramic
Bathroom flooring : Ceramic
Floor : Ground floor

## FEATURES

Air Conditioning
Fireplace
Flue
Double entrance
Independent Entrance
Laundry
Storage room
Outdoor table
Veranda
Mosquito net