

Villa near Berchidda with over a hectare of land



MAIN INFO

RIF. OT-050DB

LOCATION : Berchidda

TYPE : Villa

PRICE : 339000

Bedrooms: 2

Bathrooms: 1

Sm. Commercial: 13134

Sm. Cadastral: 134

Panoramic Terraces: 2

Garage: 1

PROPERTY

In Berchidda, just a short distance from Olbia and the beautiful beaches of the Costa Smeralda, is this charming country house set in a large plot of approximately 13,000 square metres. This property is in excellent condition and offers a quiet and private retreat, perfect for those who wish to enjoy nature without compromising on modern comforts. The house consists of two bedrooms, a bathroom, a storage room, a living room and a kitchen, and is completed by a covered veranda and a panoramic terrace. On the ground floor, there is a large area of 50 square metres, currently used as a garage, which can easily be converted to suit different needs, while maintaining a functional link with the upper floor. Part of the land has a productive olive grove of 250 trees, an orchard and a vegetable garden, and the property is completely self-sufficient in terms of energy and water, thanks to an artesian well and a photovoltaic system. Berchidda is a quiet village in the heart of Sardinia, at the foot of Mount Limbara, known for its fascinating landscapes and rich cultural

heritage. Every year the village hosts the famous \\\\\"Time in Jazz\\\\\\\" jazz festival, which attracts artists and music lovers from all over the world. This fusion of natural beauty and vibrant cultural life makes Berchidda the perfect choice for those seeking a tranquil living experience enriched by tradition. The property is ready to move into without any intervention. It has a habitability certificate and is in energy class B. It offers many comforts such as heat pump heating and cooling, a wood-burning fireplace and the possibility of building a swimming pool, all in a completely independent context. Furthermore, it is easily accessible, with direct access on an asphalt road, just a few steps from the wonderful beaches of Olbia and Pittulongu.

LOCATION

MORE DETAILS

Energy Class : B
Condition of the Property : Good
Position : Country
View : Panoramic view
Free Sides : 4
Garden : Private
Type of Living Area : Living room
Type of Kitchen : Separate kitchen
Heating system : Independent system
Type of Heating System : Heating pump system and fireplace
Hot water system : Independent system
Material of Doors & Windows : Aluminum double glazed
Conditions of Doors & Windows : Excellent
Flooring : Ceramic
Bathroom flooring : Ceramic
Terraces : 2
Year of Construction : 2002