



**BRILAS**

AGENCY — OLBIA

CALANGIANUS — SARDEGNA

# Farm in the heart of Gallura

€ 2.000.000

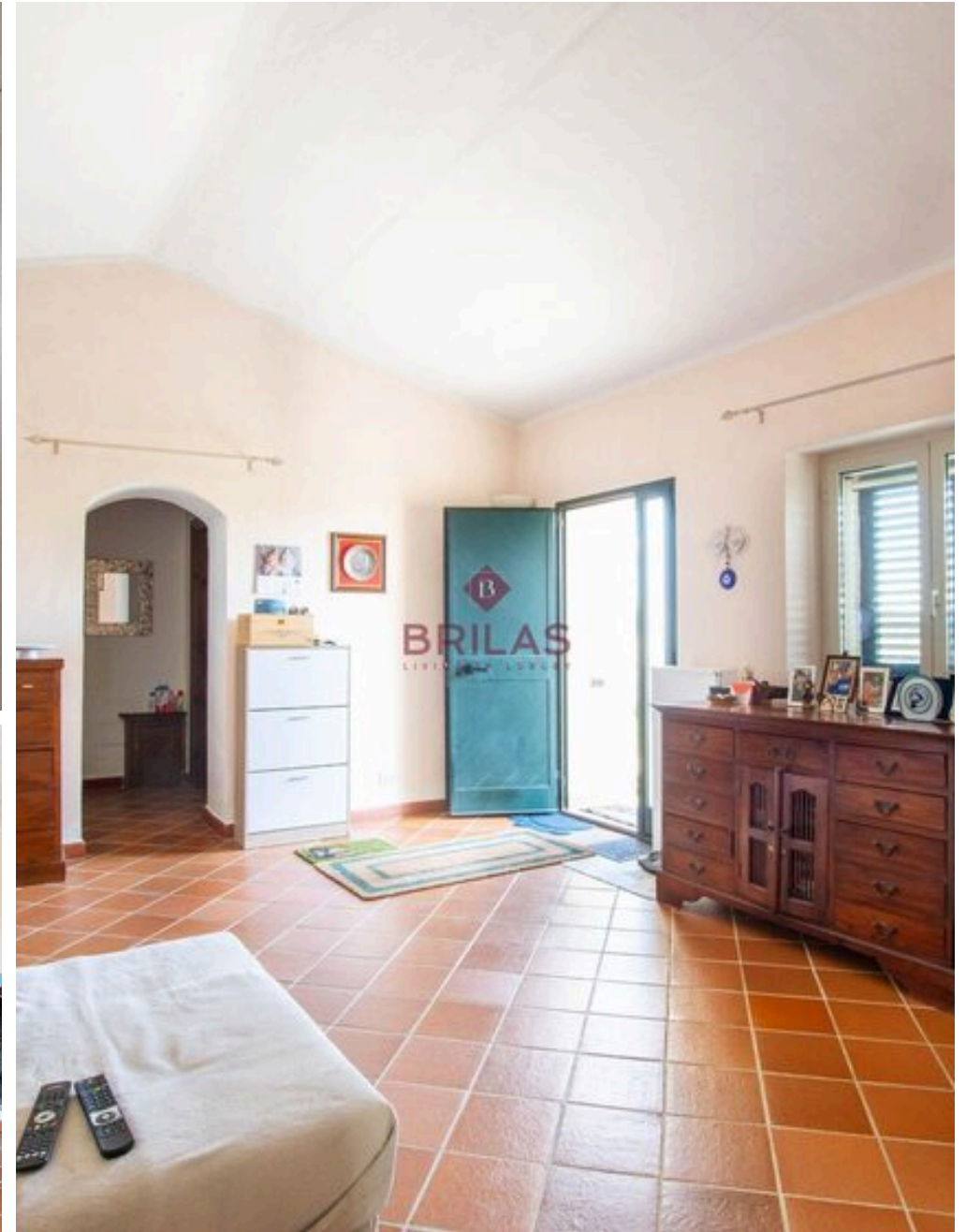
PRICE

700 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# Farm in the heart of Gallura

In Calangianus, one of the most prosperous and historically significant towns of Gallura in northeastern Sardinia, we present an important 33.5-hectare agricultural estate, a property that combines productive potential, strategic positioning, and remarkable natural charm. The estate is located between Telti and Calangianus, in an area renowned for its unspoiled nature and close to the scenic State Forest of Monte Limbara, famous for its trekking trails, springs, and breathtaking panoramic viewpoints. Nearby are La Conca di Lu Maccioni—an excellent destination for hiking—along with the Monti di l'Albata, Punta Balistreri, and many other natural attractions. The location is highly strategic: the center of Calangianus is only 15 minutes by car, while the Port and the Costa Smeralda Airport in Olbia are approximately 30 minutes away, ensuring convenient access throughout the year. The estate includes a vineyard of 1,200 vines planted over 3,000 sqm, suitable for producing quality wines

typical of the Gallura tradition. There are also extensive cork oak forests, yielding an estimated 170 quintals of cork every 12 years, an important and characteristic economic resource of the area. The remaining land consists mainly of arable fields, adaptable to various agricultural activities. The property is enriched by the presence of large granite rock formations, iconic elements of the Gallura landscape, creating highly scenic corners, often surrounded by centuries-old junipers that add authenticity and a wild charm to the estate. Water supply is guaranteed by a private rural aqueduct with potable water and six wells, an essential feature for a large agricultural property. The main residence is a historic rural house, approximately 200 years old, recently renovated while preserving its original character. It consists of a living room with a large fireplace, an eat-in kitchen, a bathroom, and a bedroom on the ground floor, with a second bedroom on the upper level....

 **700 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **2**  
BATHROOMS

 **€ 2.000.000**  
PRICE

## FEATURES



WIDE SPACES



INDEPENDENT OPPORTUNITY



BRILAS

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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