



**BRILAS**

AGENCY — OLBIA

TELTI — SARDEGNA

## Agricultural land ideal for a vineyard

€ 650.000

PRICE

200000 m<sup>2</sup>

SQUARE METRES

10

ROOMS

# The Spaces





## DESCRIPTION


# Agricultural land ideal for a vineyard


In Telti, in the heart of north-eastern Sardinia and just 15 kilometers from Olbia, we offer for sale a magnificent agricultural land of approximately 20 hectares, set within a landscape of remarkable charm and authenticity. The scenery is defined by the typical Gallura granite formations, with striking rock outcrops shaped over time, forests of holm oaks, ancient wild olive trees, and fragrant Mediterranean scrub surrounding the property and enhancing its natural value. The area provides a private and peaceful environment, ideal for those wishing to invest in an agricultural or wine-producing project immersed in nature. The land is located about 3 km from the town center and is mostly flat, a feature that facilitates cultivation and the organization of productive spaces. It is rich in water, a fundamental element for any agricultural activity, and includes cork oak trees already present on

the property. Due to its layout, exposure, and soil characteristics, it is particularly suitable for vineyards, as well as other typical local crops. Access is easy and convenient thanks to its proximity to the main road, just 100 meters away, ensuring practicality in connections while maintaining privacy and tranquility. The surrounding rural area is lively and dynamic, home to numerous wineries and agricultural businesses, as well as hospitality facilities such as Bed & Breakfasts and Agriturismos, confirming the productive and tourism-oriented vocation of the area. Its strategic location also allows easy access to the main attractions of north-eastern Sardinia, the coastline's beaches, and the services of the city of Olbia, making this property an excellent opportunity both for agricultural investment and for the development of a multifunctional project connected to the territory.

 **200000 m<sup>2</sup>**  
AREA

 **10**  
ROOMS

 **—**  
BATHROOMS

 **€ 650.000**  
PRICE

## FEATURES



## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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