

FOR SALE



MAIOR CAPITAL

Maior Capital srl

AGENCY — BUDONI

SAN TEODORO — SARDEGNA

San Teodoro - Panoramic villa with large land and approved project

€ 700.000

PRICE

200 m²

SQUARE METRES

5

ROOMS

MAIOR CAPITAL



DESCRIPTION

San Teodoro - Panoramic villa with large land and approved project

In a private setting surrounded by nature, just 10 minutes drive from the center of San Teodoro, we offer for sale a newly built detached villa. The property is surrounded by about 10,000 square meters of private land, ideal for those looking for large spaces and maximum living comfort. Large windows and bright spaces. The villa is on one level and welcomes an extremely bright dining area, characterized by large windows overlooking the surrounding greenery. The transparent surfaces enhance the view of the greenery and allow natural light to filter in at all times of the day, making the rooms airy, welcoming and relaxing. The wood-effect stoneware flooring enhances the Mediterranean style of the house, combining practicality and aesthetic value. The natural hue of the cladding harmonizes with the furniture and the colors of nature outside, reinforcing the visual dialogue with the landscape. The living area is completed by a separate kitchen and living room, perfect for living convivial moments. Functional and versatile sleeping area. The sleeping area includes two double bedrooms,

a generously sized single bedroom - easily convertible into a third double - and an additional single bedroom. This distribution makes the property suitable both as a main dwelling and as a solution for hosting family and friends. A project with exclusive tourist-receptive potential. The villa is part of an already approved building project, which envisages the construction of a second residential unit of about 300 square meters, as well as a swimming pool and gazebo to be shared between the two dwellings. Thanks to the numerous bedrooms and the large surrounding land, the property offers strong potential to be transformed into an accommodation facility capable of accommodating several guests. The outdoor spaces also make it possible to organize outdoor activities such as yoga classes, pilates or other initiatives in contact with nature, further enhancing the investment. In a strategic location: San Teodoro. A few minutes away is also the area of Monte Nieddu, between San Teodoro and Padru, perfect for trekking activities and excursions in contact with nature....

 **200 m²**
AREA

 **5**
ROOMS

 **2**
BATHROOMS

 **€ 700.000**
PRICE

FEATURES



WIDE
SPACES



CLASS A



GARDEN



PARKING
SPACE



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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