



MAIOR CAPITAL

## Maior Capital srl

AGENCY — BUDONI

BUDONI — SARDEGNA

# Modern villa with private pool and private garden

€ 685.000

PRICE

108 m<sup>2</sup>

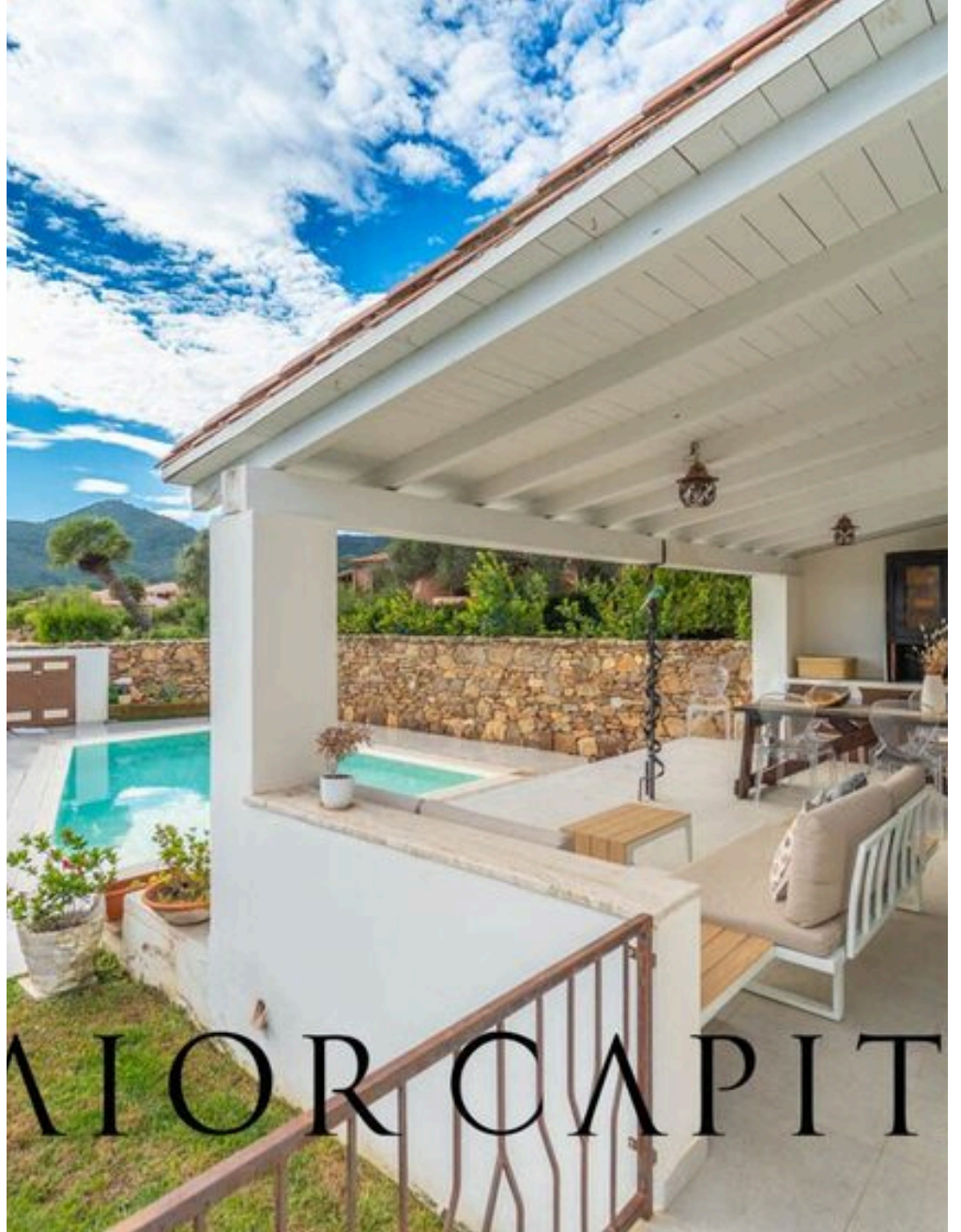
SQUARE METRES

4

ROOMS

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# The Spaces





## DESCRIPTION


# Modern villa with private pool and private garden


Located in one of the most charming coastal stretches of Budoni, in Baja Sant'Anna, this beautiful modern villa represents the perfect synthesis of comfort, design and nature. Completely renovated, it is distinguished by its modern style, the quality of the materials used and the harmony with the surrounding environment. The property is developed entirely on the ground floor and is surrounded by a charming private garden, cared for in every detail, with English lawn, native plants and seasonal blooms that perfume the air with Mediterranean essences. The heart of the outdoor space is the elegant infinity pool with sunbathing area, ideal for moments of absolute relaxation or conviviality. The entrance is through a generous covered and livable veranda, perfect for outdoor living in any season. The interiors are spacious, bright and designed to ensure maximum functionality: the living room with dining area opens onto a separate, accessorized kitchen with a convenient peninsula. A practical mezzanine with granite stairs provides additional space to be used as a study, reading area or multipurpose

room. The sleeping area includes two spacious double bedrooms and two bathrooms finely finished with fine porcelain elements. The wood-effect flooring throughout the house contributes to a warm, elegant and cozy atmosphere. This villa is the ideal solution for those who want to experience Sardinia in total privacy, a few steps from the sea, without sacrificing modern comforts and exclusivity. Composed as follows: Large covered veranda Spacious living room with direct access to the swimming pool Liveable Kitchen Mezzanine with granite stairs Two bedrooms Two bathrooms Features: Air conditioning Inverter Stove Storage room Video surveillance system Overflow swimming pool Private garden Outdoor shower Photovoltaic system Solar thermal system Two water tanks, one of 3000 liters and one of 5000 liters Technical rooms dedicated to plumbing Uncovered parking space Electric car charging station Why buy it? #1 Only 100 meters from the beach #2 Exclusive swimming pool and relaxation area #3 Only 5 km from all main services #4 Spacious indoor and outdoor spaces #5 Only 30 minutes drive from Olbia...

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

 **4**  
ROOMS

 **2**  
BATHROOMS

 **€ 685.000**  
PRICE

## FEATURES



CLASS A



LUXURIOUS  
FINISHES



SWIMMING  
POOL



RENOVATED



CLIMATIZZAZIONE



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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