



MAIOR CAPITAL

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## Maior Capital srl

AGENCY — BUDONI

SAN TEODORO — SARDEGNA

Large fractionable  
agricultural property  
surrounded by  
Mediterranean nature

€ 570.000

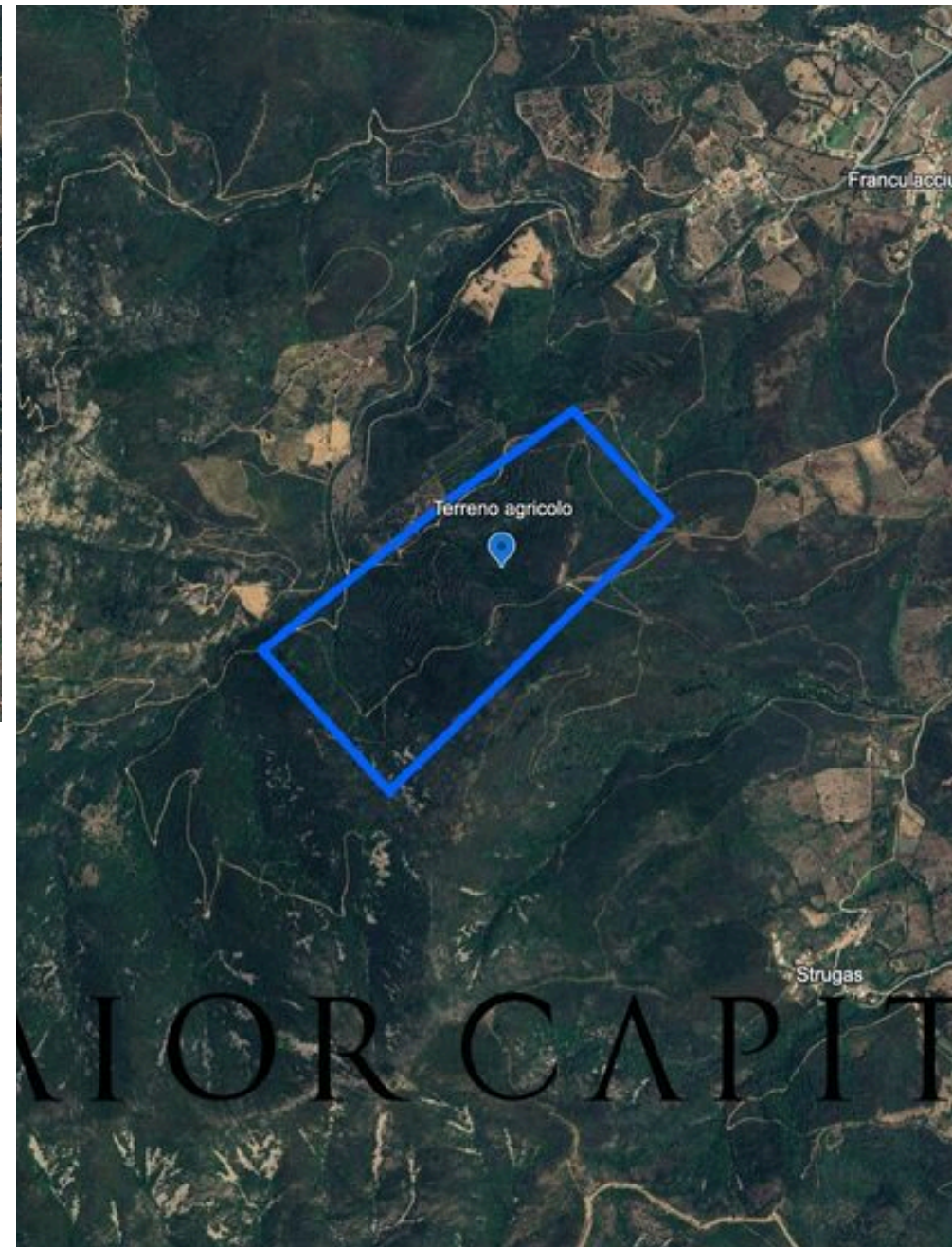
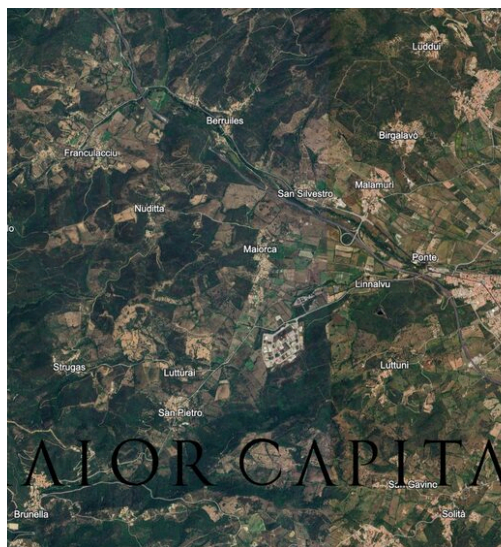
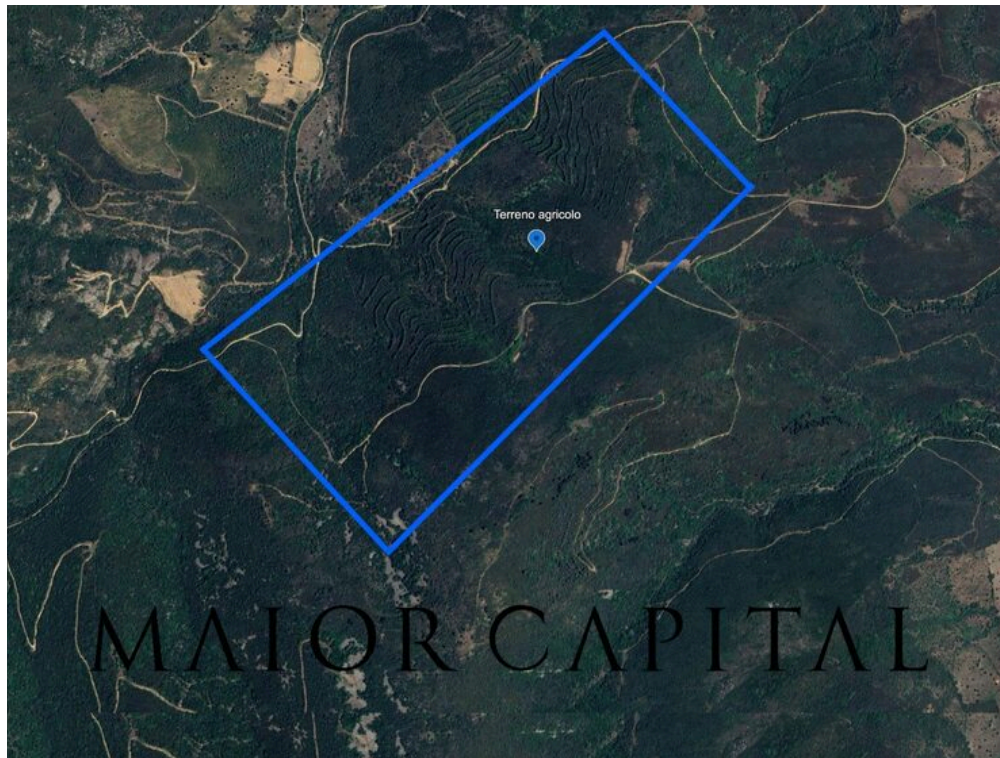
PRICE

540 m<sup>2</sup>

SQUARE METRES

10

ROOMS




## DESCRIPTION

# Large fractionable agricultural property surrounded by Mediterranean nature

We offer for sale an extraordinary agricultural property of about 54 hectares in total, a rare extension in the real estate landscape of Sardinia, ideal for investors and entrepreneurs looking for large areas in an authentic and preserved natural setting. The land lies between two municipalities of great interest in the northeast of the island and represents a valuable opportunity for those wishing to combine long-term vision, respect for the landscape and agricultural potential. The steep morphology and the presence of typical Mediterranean scrub give the property a strong identity character, with open views and an atmosphere of absolute privacy. The extension and conformation of the fund make it suitable for multiple uses, from agricultural and grazing activities to forestry, up to a land investment in one of the most appreciated areas of Gallura for landscape value and future prospects. The building index of 0.03 mc/sqm allows interventions in compliance with current regulations, while the possibility of fractionation

offers considerable design flexibility, allowing to modulate the investment according to specific production or patrimonial needs. The land is currently not served by water, telephone or direct road access and has no approved plans, elements that guarantee maximum planning freedom and a totally customizable design approach. This property represents an exclusive solution for those who are looking for large expanses of land in an unspoiled natural setting, with the ambition to develop a quality agricultural or forestry project, or to consolidate a solid investment in a strategic and continuously enhancing area of northeastern Sardinia. Maior Capital is the Real Estate Group of reference for the purchase and sale of properties in Sardinia, offering the widest selection of luxury properties, charming homes and nature in a single collection. Our team of real estate experts offers a tailored and impeccable service, thanks to their deep knowledge of the Sardinian territory and proven professionalism....

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

 **10**  
ROOMS

 **—**  
BATHROOMS

 **€ 570.000**

## FEATURES



WIDE SPACES



OPPORTUNITY



MULTIPLE ENTRANCES



EXCLUSIVE POSITION



PANORAMIC VIEW



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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