



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Alghero (SS) 5 min 36 min 12 min Alghero Resort Country Hotel, Str. Vicinale Carrabuffas, 1

## Exclusive panoramic villa, Sardinia

Located in a prestigious residential area just 10 minutes from the vibrant center of Alghero and the enchanting beaches of the region, this charming panoramic villa captivates with its majestic presence and offers a sumptuous and unforgettable living experience.

With 6 spacious bedrooms and 5 bathrooms, 3 of which are en-suite, the villa sprawls over an 8,000 square meter plot of land, richly wooded with plants and a well-kept lawn, offering an atmosphere of privacy and tranquility. Every space has been designed for maximum comfort, with air conditioning in every room ensuring pleasant temperatures in every season.

One of the most distinctive features of this property is its private 13-meter swimming pool, surrounded by enchanting gardens that offer breathtaking views of the sea. The refined details of the villa include the use of local stone and ancient terracotta tiles, which impart timeless authenticity and elegance.

The kitchen and dining area, with triple aspect windows overlooking the garden and pool, are equipped with high-quality appliances and can comfortably accommodate up to 14 people. Additionally, extra amenities such as a wood-fired oven, a water well, an irrigation system, and a 10-kilovolt electricity supply add a touch of luxury and practicality to this exclusive residence.

This extraordinary villa has a successful history as a family home, bed and breakfast, and summer rental property. With its high construction standards, modern comforts, and prime location, it represents a unique opportunity for those seeking an exclusive retreat in Sardinia.

### INFORMATION

Ref.	Sardegna 038
Type	Sale
Category	Villa
Price	1,250,000.00
Annual Expense	
Year	2001
Energetic Class	E 122.12

### NUMBER

Rooms	10
Bedrooms	6
Bathrooms	5
Balconies + Terraces	
Floor	
Car Space	
Box	

### SQUARE METERS

Commercial	390
Garden	8000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions **Renovated**

Rank **Elegant**

Position **See**



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View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Heating	Independent

## ACCESSORIES

Air conditioning

Double glazing

Swimming pool

Data network

Storage room

## IMAGES





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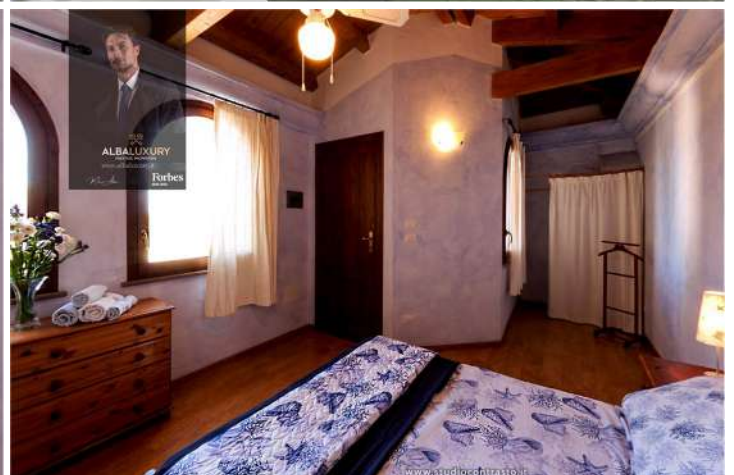


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