



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in San Teodoro (SS) Via Costa Caddu 1

Important seaside villa in San Teodoro

Situated on the beautiful coast of Sardinia, lies this beautiful villa, a true luxury paradise that enchants the senses with its front-row position on the sea and its 4500 square metres of well-tended grounds.

In this exclusive villa, luxury and comfort blend harmoniously with the natural beauty of the surroundings.

The villa's 4 bedrooms have been carefully designed to offer a serene and refined resting space. Each room offers unparalleled views of the crystal clear sea, while the interiors are embellished with carefully selected details and high-quality finishes.

The villa's exterior is an invitation to enjoy the outdoors to the full, with large, furnished verandas extending over 150 square metres. Here we find an open-air dining area, a fully equipped outdoor kitchen, a large barbecue area for unforgettable culinary evenings and comfortable lounges where one can relax to the rhythm of the waves lapping the coastline.

The main floor houses an elegant living room, a fully equipped kitchen and a double bedroom with en-suite bathroom. The master bedroom opens onto a spacious panoramic terrace, while the living room opens onto a large covered terrace, perfect for al fresco dining or sipping a cocktail at sunset. Downstairs, two bright double bedrooms with en-suite bathrooms offer an oasis of relaxation and privacy, with direct access to an outdoor veranda. A cosy living room with a TV area invites one to spend pleasant moments of leisure, while a further room with independent access completes the villa's living spaces.

The swimming pool, a work of art measuring 80 square metres, is the perfect place to cool off on hot summer days, while the Jacuzzi and relaxation area, strategically positioned at the highest point of the garden, offer breathtaking panoramic views.

The villa is finished with fine materials and furnished with impeccable taste, offering maximum comfort and relaxation in an ambience of refined elegance.

San Teodoro, in Sardinian Santu Diàdoru, is a magnificent Gallurese village overlooking the splendid sea on the north-eastern coast of Sardinia. In winter it is inhabited by less than five thousand people, but in summer it reaches tens of thousands of tourists. In fact, San Teodoro is one of Sardinia's most famous resorts, thanks to its incredible Caribbean beaches of fine sand, overlooking a crystal-clear sea: absolutely unmissable! In addition to the wonderful beaches, the village of San Teodoro offers the opportunity to take a dive into its past, thanks to Roman and even prehistoric remains. A location that is truly suitable for everyone, first and foremost for sea lovers but also for those interested in learning about the history and traditions of the most authentic Sardinia. San Teodoro is also an excellent destination for holidays with children, as well as for older children, given the presence of numerous discos in the immediate surroundings. Finally, it enjoys a strategic position, being only about twenty kilometres from Olbia and its airport, and close to other well-known tourist resorts, such as Budoni. When visiting San Teodoro, one cannot help but fall in love with it.



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INFORMATION

Ref.	Sardegna 084
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	D 92.21

NUMBER

Rooms	8
Bedrooms	4
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	180
Garden	4500
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Sea View	Free Sides	4	Garden	Private
Furniture	Furnished	Kitchen	Eat-In Kitchen	Heating	Independent
Cooling	Split	Fixtures	Wood	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Porcelain	Floors Bedrooms	Porcelain
Floors Kitchen	Porcelain	Floors Bathroom	Porcelain		

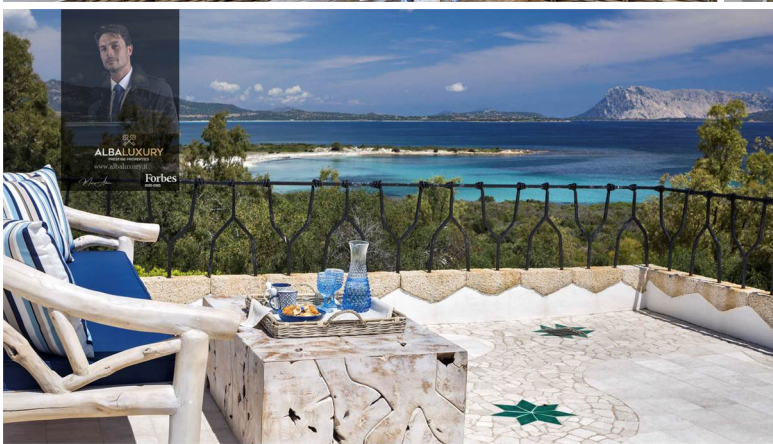
ACCESSORIES

Antitheft	Air conditioning	Separate entrance	Swimming pool	Armoured door
Awning	Veranda	Video intercom		

IMAGES

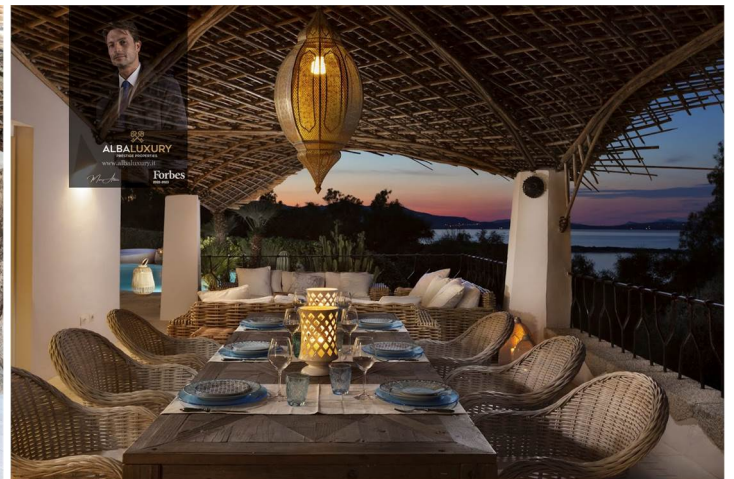
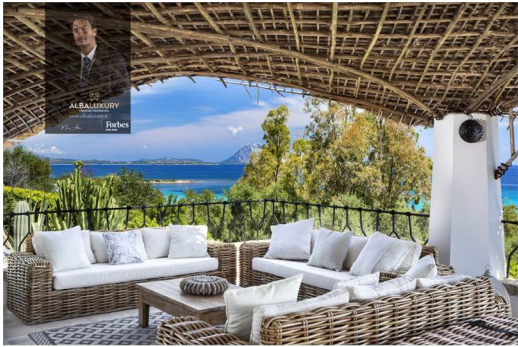


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