



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 Mandas (CA) Via Garibaldi 4

Historical property in Sardinia

Description in English:

Historical and elegant residence in Sardinia, more precisely in Mandas in the province of Cagliari perfect for both private and receptive use. This splendid property of approximately 1,000 square metres with the possibility of extension is presented with a plot of approximately 550 square metres, a main house, 4 rooms, 1 flat and premises for catering with two rooms for a maximum total of 40 seats. Description in detail:

1) Manor house, arranged on two levels where we find on the ground floor a paved terrace and a lawn flanking the opening onto a large living room/entrance of about 80.00 sqm, with a fireplace used as a convivial room for guests, 1 breakfast room, 1 living room with fireplace, 1 kitchen for the preparation of BB breakfasts, hallway with rear entrance, 2 guest bathrooms, 1 double bedroom with private bathroom, study-reception. Opening onto the garden, 2 double bedrooms with en-suite bathroom and 1 mezzanine double bedroom with 2 beds and en-suite bathroom. On the first floor 1 suite with double bedroom, dressing room and bathroom, 1 double bedroom and 1 bathroom, 1 living room, 1 living room with fireplace, 1 kitchen, 1 studio with mezzanine, and a large terrace. For a total of about 200 square metres. Outside there is a flat comprising an entrance hall, 1 living room with fireplace, living room, 1 kitchen, 1 double bedroom with bathroom and a storeroom. There are a further 2 double bedrooms with en-suite bathroom and 1 room now used as a hallway and backing onto a covered patio partly in brickwork and partly by tiling.

This space is dedicated to summer breakfasts, as it is equipped with a kitchen with gas stove, sink and large barbecue. The premises used for catering are as follows: on the ground floor, 2 rooms for a maximum total of 40 seats, service area with ante-bathroom with 2 sinks and 1 H bathroom, 2 men's/women's toilets. A room for displaying typical products, a kitchen in compliance with standards with a pantry, a service room for staff, another outdoor area with sinks and a large barbecue, all covered in brickwork. On the upper floor, reached by an internal or external staircase, a multi-use area. The rooms are furnished with tables and chairs.

The door openings of the restaurant insist on a small square covered with tarp, an area used for dinners or lunches or other events during the summer. The garden extends to a lawned area planted with olive trees, carob trees and aromatic plants, covering a total area of approximately 550 square metres. Finally, we find a recently added neighbouring property that can be reached either by an internal passage in the garden or by a driveway on the municipal road. This guarantees a second access from a public road with little traffic, convenient for entry/exit. A cover for a 4-car garage has been created in its outdoor area. This new, unrestored 2-storey property can be converted into further rooms for the business or a small flat.

Water, electrical, telephone, intercom, TV installations; heating with gas boiler for radiators and electric heat pumps; gas for cooking and domestic water, built in accordance with the law and certified.

Public mains water, 2 rainwater collection tanks totalling 60,000 litres for garden irrigation, 2 mains water tanks totalling 6,000 litres, system with autoclave and water softening treatment system, 1 natural well, automatic irrigation system for the garden.

Distances:

14 km from Lake Mulargia

65 km from the sea

50 km from Cagliari

20 km from the largest nuragic centre (Barumini) in Sardinia.

GREEN TRAIN

Journey Mandas - Arbatax, through the marvellous landscapes of the truest, wildest Sardinia, only visible on the rail route. We pass by Lake Flumendosa, through Barbagia, with woods and forests of centuries-old trees. There are several wonderful stops: Sadali, the town of water, Gairo, the town abandoned by bradyseism, Ussassai, Ulassai, the towns with their famous heels. Described in Sea and Sardinia by D.H. Lawrence, the Trenino Verde has such great value and uniqueness that it has been nominated for UNESCO World Heritage status. But there is much more to discover as a surprise of the journey



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

INFORMATION

Ref.	Sardegna 003
Type	Sale
Category	Villa
Price	1,200,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	10
Bedrooms	9
Bathrooms	14
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1000
Garden	550
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	Center
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private				

ACCESSORIES

Fireplace

Laundry room

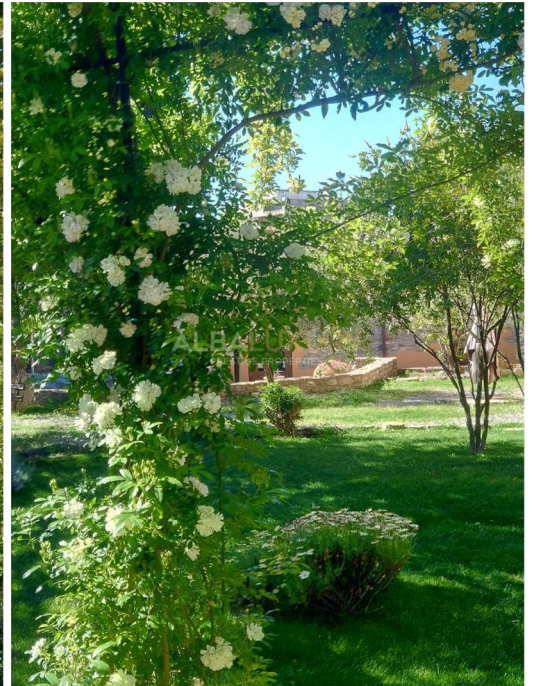
Data network

IMAGES



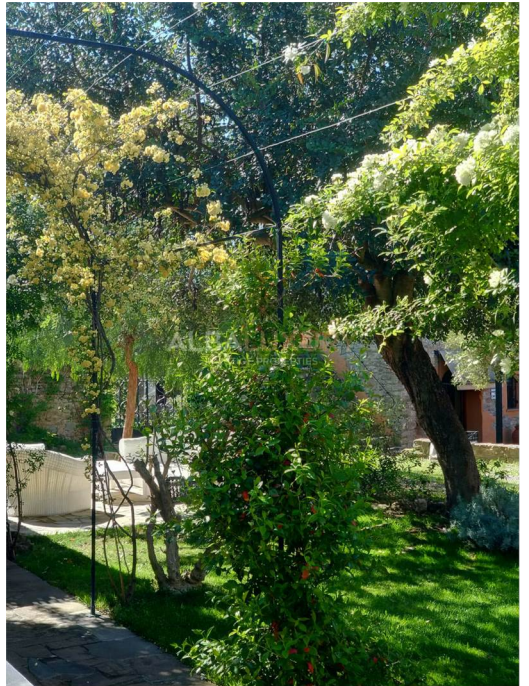
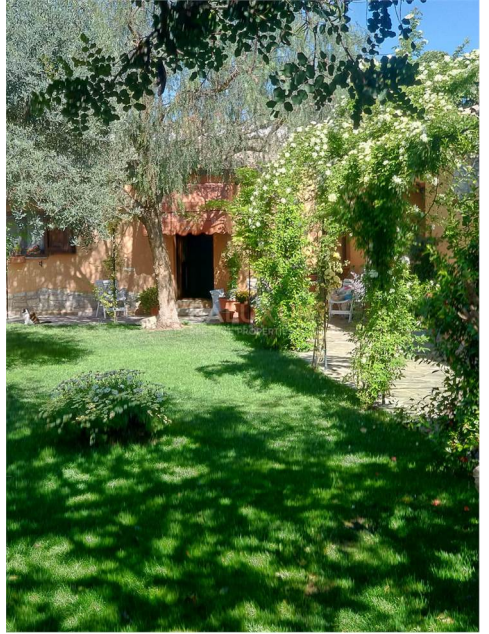
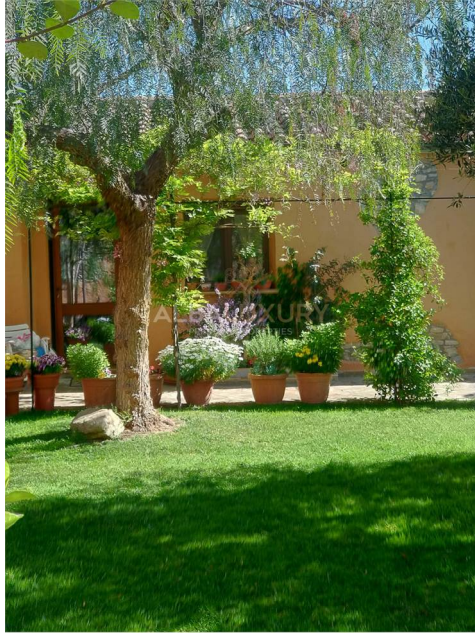
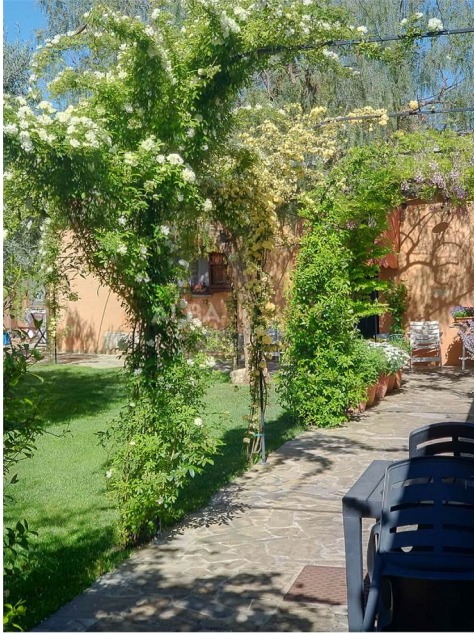


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



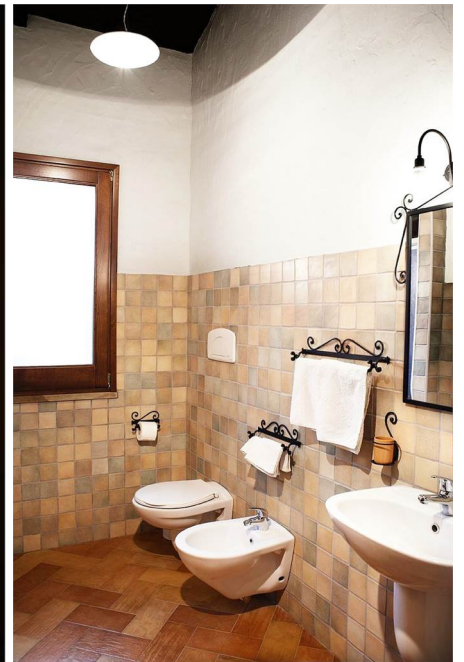


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





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





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



ALBALUXURY
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT