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## Villa a Porto Rotondo (Olbia)

Villa For Sale



**Price:** €1,470,000

**Bedrooms:** 4

**Bathrooms:** 5

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Olbia Sardegna

Olbia (Olbia-Tempio) - On the road that leads to the town of Porto Rotondo, about 800 meters from the entrance to the town, we offer this fantastic villa on two levels. The building can be accessed from two different entrances, both with electric gate. The villa is surrounded by a land of 6330 square meters, rich in Mediterranean vegetation and large granite rocks typical of the area; four parking spaces were built, two of which are covered. The building, inside, is divided into two separate and completely independent apartments even in access. On the ground floor we have a living area with a partially separated kitchen, a double bedroom with en suite bathroom, a bedroom, a study and another bathroom. The ground floor has an area of 103 square meters and a covered veranda of about 47 square meters. The first floor, instead, has a living room with kitchen, two bedrooms, two bathrooms and large panoramic terraces. This floor has an area of 93 square meters, over 70 square meters of terraces. On the second floor, finally, we find a 78 sqm solarium with a beautiful panoramic view.

### LOCATION

Porto Rotondo was born in the 60s thanks to the aristocratic entrepreneurs of Venice Dona delle Rose who, in love with this round-shaped natural harbor, began to dream and to realize a port and a village that would become a center for artists and intellectuals of the time. Everything was built following projects and using materials that are respectful of the places, so as not to upset the beauty that had fascinated them.

### SERVICES

Here you will find numerous restaurants, clubs, shops for shopping, and everything you need, besides the wonderful beaches; all immersed in a generous and unspoiled nature.

Energy class: A1

Global EP:72 kWh/m<sup>2</sup>year  
Renewable index:72 kWh/m<sup>2</sup>year  
Winter:  
Summer:  
Zero Energy:No  
Number of rooms:10  
Number of bedrooms:4  
Number of baths:5  
Number of parking spaces:4  
Garden:Private  
Life style:Seafront

