



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Semi-detached house in Portobello Park with garden and sea view, 70m to the sea|Real estate Sardinia



IT-S2003-KA

Seaview  
07020 Aglientu  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Semi-detached
<b>Postcode</b>	07020
<b>Country</b>	Italy
<b>City</b>	Aglientu
<b>Additional geographical information</b>	Sardinia
<b>Living space</b>	approx. 146 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 1.570 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	605.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Semi-detached house with sea view and private garden 70 meters from the sea!

The property represents a portion of a two-family house, detached on three sides and excellently exposed to the sea.

It enjoys a truly splendid position, less than seventy meters from the shore and a few steps from two beautiful sandy beaches.

Thanks to the slope of the coast, the view here is truly impressive.

There are two accesses to the property - from the private parking lot and from the pedestrian path. After crossing the large garden with some splendid Gallura rocks, we reach the covered terrace with a first outdoor dining area. The terrace then extends around the entire house, offering various outdoor relaxation areas, well protected from the prevailing winds.

Entering the house we find a large and welcoming living room with fireplace, a kitchen-diner, two generously sized bedrooms and two bathrooms, completed by a comfortable outdoor shower.

The size of the house, which can easily accommodate up to 6-7 guests, is suitable for both a family holiday by the sea and for longer stays in Sardinia. There is also the possibility of adding about 30 m<sup>2</sup> and creating a third bedroom.

The house offers absolute privacy, despite having an adjacent neighbor.

The rectangular garden, which is completely oriented towards the coast, is perfect for building a private infinity pool with sea views.

Portobello di Gallura is a residential park with an area of over 100 hectares directly on the coast, which is only accessible to the owners and their guests. Privacy and security are absolutely guaranteed here, thanks to the 24-hour security service guaranteed all year round and an absolutely quiet neighborhood. The marina, the mini-market, the clubhouse, the bar, the restaurant and the playground can be reached in a few minutes.

Floor plans are available on request!

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location



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Portobello Park di Gallura



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### **Your contact person**

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