Villa for Sale in Arzachena
Porto Cervo
€ 1.200.000
Ref. CBI096-996-466



300 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Costa Smeralda: Villa on Over 2 Hectares, Minutes from the Sea

Some properties offer a house. Others offer a way of living. This villa in the Santa Teresina area, a few minutes from Porto Cervo and the beaches of the Costa Smeralda, offers the second: more than two hectares of land immersed in nature, a stone-and-wood home finished with real care, and the silence that people who live here have always been looking for.
Start with the setting, because that is the true value. Santa Teresina is a residential countryside area in the hinterland of Porto Cervo, made of hills, granite, oaks and Mediterranean scrub, where houses are few and space can breathe. You are close enough to the sea and to the landmarks of the Costa Smeralda to reach them in a few minutes, yet far enough to live every day in a natural, private landscape. The aerial images show it clearly: the villa is surrounded by greenery, with hills in the background and, on the horizon, the granite mountains of Gallura. It is a setting that is no longer easy to find on the Costa Smeralda.
The home is arranged over two levels. The main floor offers a spacious living room with exposed wooden beams, a corner stone fireplace with a juniper-wood mantel, a solid-wood kitchen with a stone countertop opening onto the living area through a granite arch, three bedrooms and two bathrooms. Large glass doors lead to the porches and the garden, so that indoor and outdoor spaces flow into one another. The finishes are carefully chosen and consistent with the character of the house: stone, wood, terracotta and artisan details that give it warmth, in the spirit of Sardinian tradition.
On the lower level there is a habitable room, currently used as storage, with a bathroom, opening onto a terracotta-floored porch. It is a

valuable resource: it could become a guest area, a study, a family lounge, a workspace or an independent unit, to be defined with your own technician. The porches, on both the main front and the lower level, are spaces designed for outdoor living for much of the year, shaded and facing the hills.
The outdoor space is the heart of the proposal. More than two hectares of land, with a well-kept lawn around the house, large oak trees, granite rocks, dry-stone walls and open areas where any project can take shape: a Mediterranean garden, a vegetable plot, a swimming pool, shelters for animals, spaces for outdoor activities, in accordance with the applicable planning and landscape regulations. There is also a shed and a large parking area with a driveway.
A rare and practical feature in a countryside setting is water independence. The property has its own water source and several reserve cisterns, ensuring a continuous supply even in the driest months, a great advantage for anyone living on a large green estate.
Why could this be the right home? For those seeking a permanent residence on the Costa Smeralda away from the crowds, for those who want a second home with space, privacy and nature, or for those imagining a place to build a life project, from an extended family compound to hospitality, subject to the necessary permits. A few minutes to Porto Cervo and the beaches, and in the evening, silence and the scent of the scrub.
Why look at it now? Because properties with over two hectares, a finished home, their own water and a position a few minutes from Porto Cervo are rare, and when they reach the market they rarely stay available for long.
Contact us to arrange a viewing: we will show you the house, the land and the area, and help you picture your life here.

Certification

Energy Class: G

Property Informations

Address: Porto Cervo - Santa Teresina	**Zip Code**: 7020
Bedrooms: 3	**Bathrooms**: 3
Rooms: 5	**Internal condition**: Excellent
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Floor: Ground Floor	**Total floors**: 1
Date of construction: 1985	**Current Status**: Available after the deed of sale
Terrace: Present, 50 sq.m	**Garden**: Private, 20.000 sq.m
Kitchen: Eat-in kitchen	

















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