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Magnificent historical farm and vineyard estate of about 15 hectares on the hills of Olbia at the foot of Monte di Pino, in an exceptional position with sea view, a few kilometers from the International Airport and only 15 kilometers from the Costa Smeralda.

The property includes about 12.5 hectares of land destined to vineyards, a magnificent farmhouse with a characteristic rustic charm, an underground cellar for wine processing of about 80 square meters, and rooms for storing tools and machinery. Near the villa, there is also an orchard in production with 40 fruit trees and 20 olive trees grafted with local varieties.

The main villa has been recently tastefully renovated and spreads on a plot of 1.500 square meters and on about 487 square meters of commercial surface disposed on two levels plus basement. The garden is dotted with essences and flowers and boasts an enchanting sea view of the Gulf and an extraordinary panoramic view of the surrounding hills.

On the ground floor of the house there is a large living area with large windows open to the garden where there is an important dining room, a double living room with beautiful stone fireplace, an open kitchen, TV area, bathroom, and a room with a loft currently used as a study but that can be revisited as a bedroom or relaxation room. A double bedroom with ensuite bathroom completes this level.

LIFESTYLE / Nature&Green, In The Countryside, Year Round

Characteristics

- G** Energy class
- 487 mq
- Number of rooms - 12
- Distance from the sea - 10000 mt
- Port distance - 13 km
- Distance from the airport - 13 km
- Olbia - 12 km