



## Villa surrounded by greenery in Carloforte

Price on Application

Reference Code: 11479

## Description

Real estate complex located in the Island of Carloforte, Sardinia, featuring a main villa in a panoramic position overlooking the sea, accessory buildings, with surrounding land of about 3 hectares and a private pier for docking small boats.

### Location

The property is located about 2 km from the town of Carloforte, in the locality of Tacca Rossa, on hilly terrain that extends to the sea, ensuring a private and scenic location.

### Full description of the compendium

The main villa, stacked as A/8, has an area of about 420 square meters and is on two levels: a basement and a mezzanine floor.

Structure and materials: load-bearing masonry with slate roof, trachyte exterior basement, and painted plaster finishes. Interior and exterior wood fixtures.

Internal distribution: entrance hall, large living room divided into two rooms, spacious kitchen, study, living room, six bedrooms and four bathrooms. The basement, accessible both internally and externally, houses two rooms, a bathroom and a cistern for rainwater storage.

Installations: electrical (220/380V), water with autoclave and galvanized piping.

A second property stacked as A/7 has an area of 88.46 square meters and includes three rooms, kitchen and bathroom. Built of load-bearing masonry, it has a pitched roof and wooden window frames with shutters.

### Completing the compendium:

A rural building of 28 sq m, close to the perimeter wall and secondary access.

An abandoned building of 37.3 sq m, with concrete structure and fiber cement roofing.

A building for boat shelter and maintenance, with attached 20-meter pier.

### Outdoor spaces

The compendium includes an area of about 2.7 hectares, part of which extends to the sea. The property has paved yards, natural grounds, and multiple accesses, including a secondary one from the public road.

### Condition and finishes

The main villa is in good state of preservation, with fine materials such as ceramic tile, terracotta and marble floors. The accessory buildings, on the other hand, are in varying conditions: the rural building is functional, while other properties need restoration or reconstruction.

### Potential uses.

Exclusive residence: ideal for those seeking a prestigious residence with panoramic views and private access to the sea.

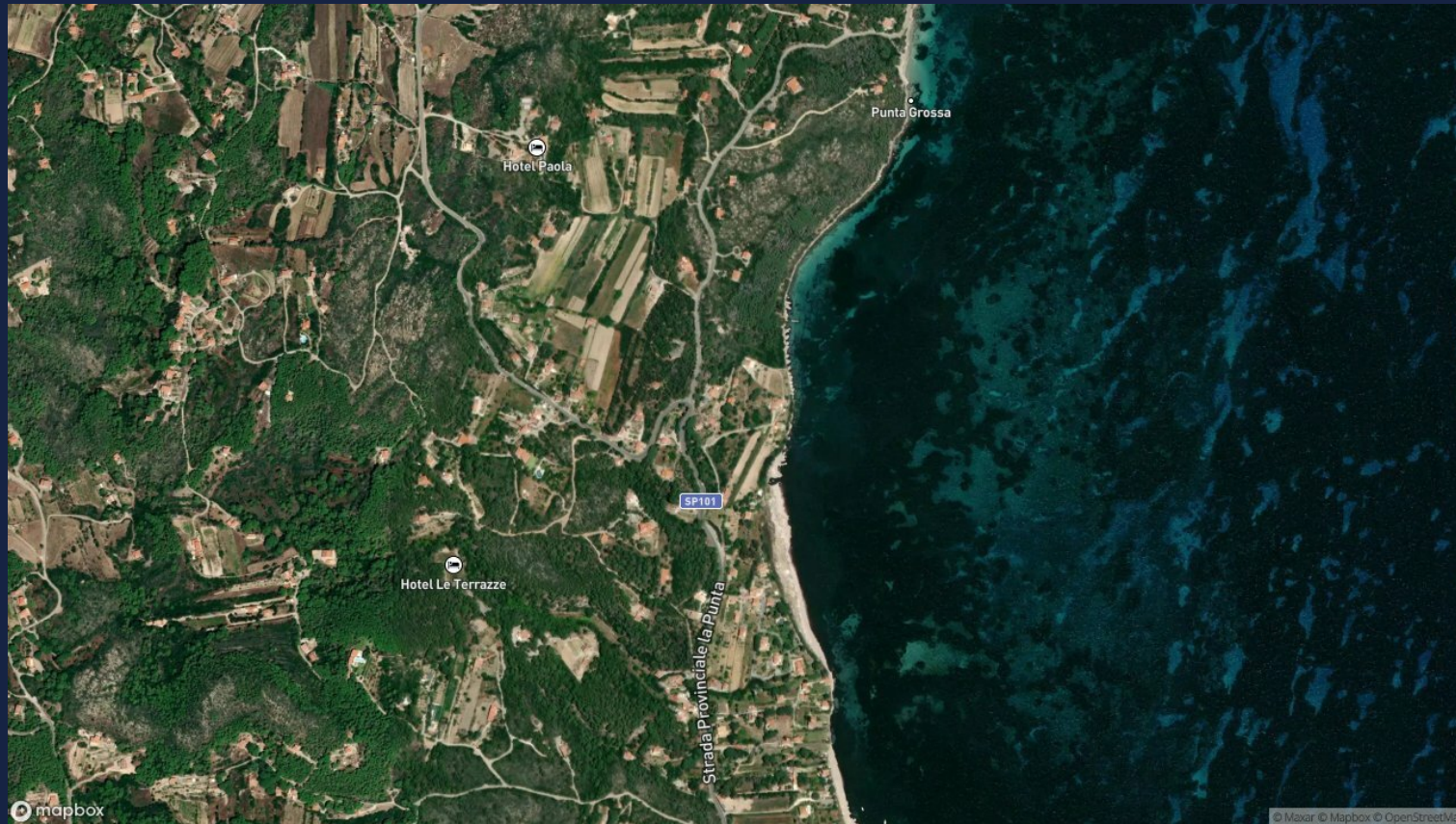
Receptive structure: the location and ample spaces allow for the creation of a boutique hotel, agritourism or residence for exclusive events.

Nautical activities: the pier and adjacent buildings offer possibilities for nautical-related activities, such as boat rental or maintenance.

the Villa represents a unique opportunity for investment, thanks to the combination of elegance, location and versatility of space.

Rooms	Bathrooms	Square Footage	Garden/Terrace	Energy Class	Status
26	5	500 Sq. Ft.	0 Sq. Ft.	G	Da ristrutturare

## Location Overview



## Accessibility Highlights

**SEA-LAKE**

**HIGHWAY**

**TRANSPORT**

**SERVICES**

**PARKING**

**200 Km**

**1 Km**

**100 Km**

**100 Km**

**5 m**

Additional Points of Interest: 2 km dal centro





























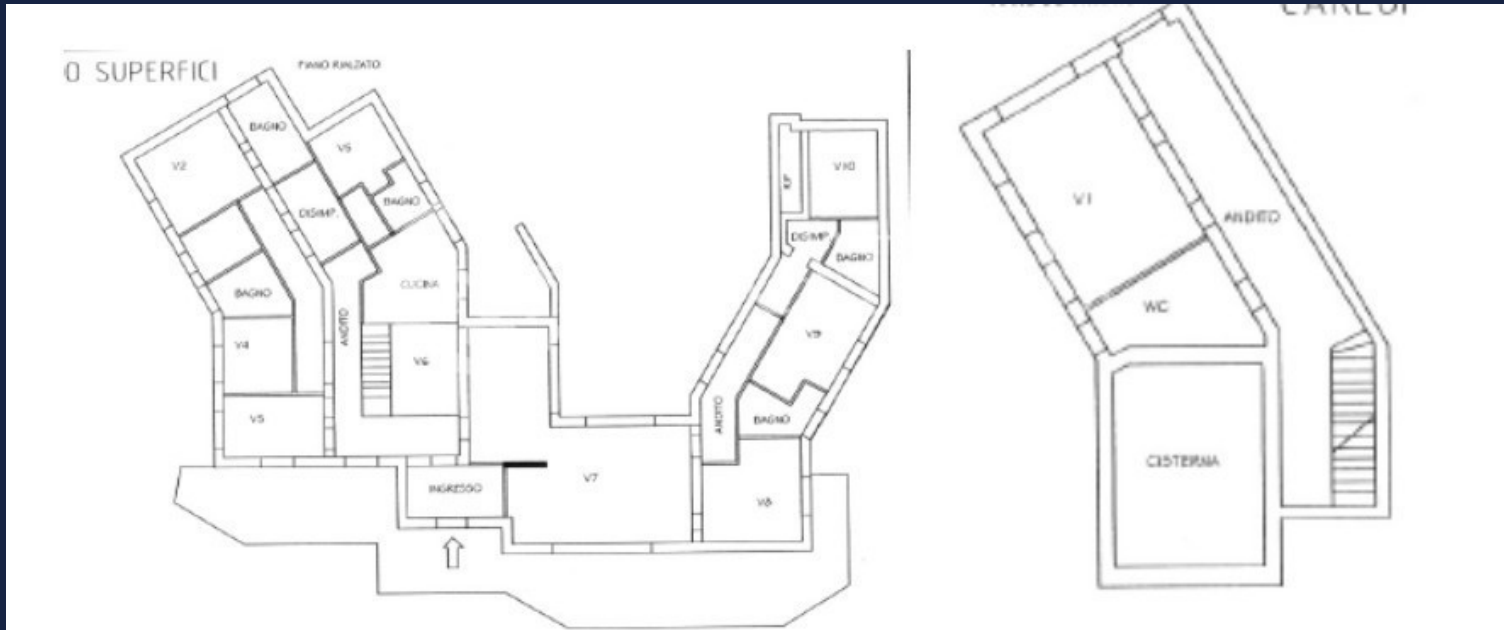








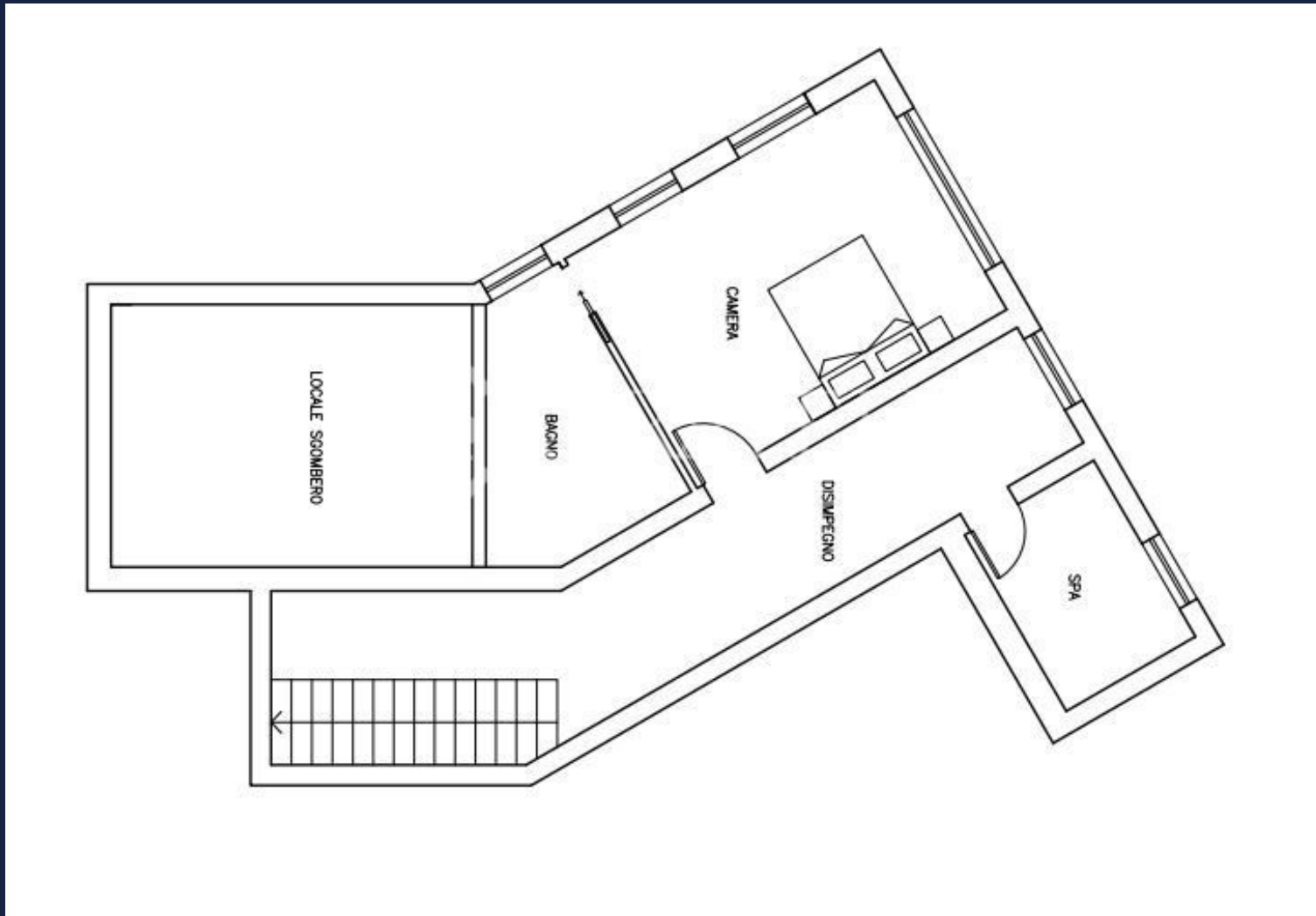






PIANO TERRA









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## PIENZA

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## MONTEPULCIANO

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## GROSSETO

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