



## **Building for sale in Olbia**

### **Olbia città**

### **€ 335.000**

### **Ref. CBI040-775-10390**



**225 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 12**

ðŸŒŸi Stable One-of-a-Kind Palace: Detached House with Dream Potential!

Located in a semi-central area, this property offers a unique opportunity for those looking for an independent home with unparalleled charm. On two floors, with a backyard and a spacious multi-car garage, this property is the epitome of elegance and style.

Internally, the property, although it requires renovation and renovation, boasts a large central corridor that connects various rooms and spaces. The staircase leading to the upper floor reveals another 4 rooms, perfect for hosting a large family or creating a welcoming Bed and Breakfast.

In total, 4 bedrooms, dining room, kitchen, 2 bathrooms, attic, garden and a garage, offer flexible space to adapt to every need. This property is an ideal investment opportunity for a family or anyone looking to start a Bed and Breakfast. Its strategic position allows easy access to the center of Olbia, the airport, the port and the hospitals.

Don't miss the opportunity to transform this raw jewel into a prestigious independent residence or a welcoming accommodation facility!

### **Certification**



**Energy Class:** F

**EPglnr:** 114.50 kwh/□

## Features

Property ID: CBI040-775-10390

Contract: Sale

Categoria: Building

Address: VIA GERMANIA, 27

Zip Code: 7026

Municipality: Olbia

Zona: Olbia città

Total sqm: 225 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 12

Internal condition: To be renovated

Floor: Ground Floor

Total floors: 2

Parking space: Uncovered Parking

Current Status: Available after the deed of sale

Balconies: Present

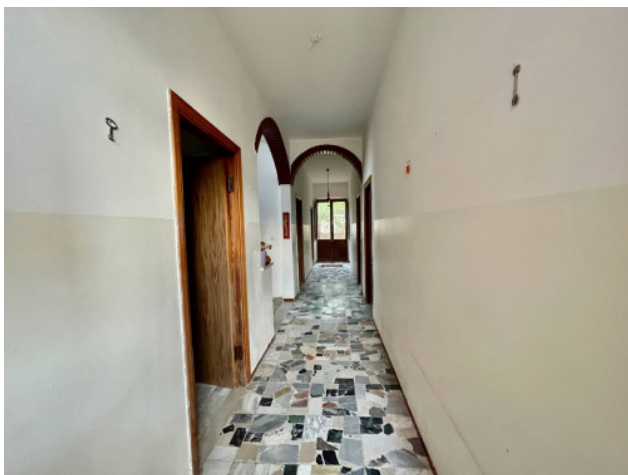
Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Garage: for one car











**Immobiliare Costi&Partners**

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