



## Villa for sale in Olbia San Vittore € 520.000 Ref. CBI040-775-10421



### **154 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6**

This enchanting property is a gem of bio-construction, situated on a 1-hectare improved land, built with attention to detail and the most advanced technologies to ensure maximum comfort and sustainability. The land is fully fenced and adorned with 260 olive trees, featuring a comprehensive irrigation system regularly serviced by a well.

The house is constructed sustainably, employing natural and innovative materials. The roof has a complete stratigraphy to ensure effective traditional ventilation. Additionally, there are photovoltaic panels contributing to the supply of sustainable energy for the property.

The high-quality fixtures comply with the klimahouse standard. The water inside the house is completely safe, thanks to UV filtration systems and activated carbon. Moreover, there is a floor heating and cooling system, served by a highly efficient heat pump, providing comfort throughout all seasons.

The property is equipped with a home domotic electrical system, offering remote control capabilities. Safety is ensured by a high-resolution video surveillance system and an alarm system.

This house offers a modern and sustainable lifestyle, perfect for those seeking a high-end residence in the nature-immersed



environment. A true paradise for those who desire to live in harmony with the environment without compromising on modern comforts and conveniences.

## Certification

**Energy Class:** A4

## Features

Property ID: CBI040-775-10421	Contract: Sale
Categoria: Villa	Address: Lu Suiddatu
Municipality: Olbia	Zona: San Vittore
Total sqm: 154 sq.m.	Bedrooms: 2
Bathrooms: 2	Rooms: 6
Internal condition: Excellent	Floor: Ground Floor
Total floors: 1	Independent heating: Air-Conditioned
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Sea distance: 10.000 meter	Kitchen: Regular Kitchen





**Immobiliare Costi&Partners**

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