



Semi-detached for sale in Olbia

Olbia città

€ 584.000

Ref. CBI040-778-10433



250 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 13

Olbia city for sale.

Splendid second and top floor, in an elegant building of only two units, without condominium, in a quiet location, with large spaces, fine finishes and a courtyard with two parking spaces.

The large bright lounge welcomes you with an elegant atmosphere, perfect for entertaining guests or relaxing with family, through a sliding, spacious

terrace, equipped with all the facilities for an outdoor kitchen, overlooking the city and the surrounding hills, ideal for outdoor dinners. Eat-in kitchen with French window overlooking the second outdoor space, with convenient storage room, which houses the technical room. Also in the living area is a bright study room.

The hallway of the sleeping area leads us to the laundry room, to the two well-lit bedrooms of which the main one has French doors towards a romantic small balcony, an en-suite bathroom with shower and a walk-in closet with Velux, while the second bedroom, of a beautiful terrace for summer breakfasts. Both shower rooms are finely finished with high quality materials and modern fittings.

Equipment:



Predisposition for air conditioning and radiators, Home theatre, artesian well with 5,000 liter tank. Reinforced concrete elevator shaft, ready to accommodate the cabin.

In the living area the chimney is suitable for serving the thermo fireplace, as the entire water recirculation system for heating and sanitary water is already present.

The property is in an ideal location, within walking distance of all the city's essential services, including shops, restaurants, schools and public transport. Its location allows you to experience the lively atmosphere of Olbia without giving up the privacy and tranquility of a residence without a condominium.

This is a unique opportunity for those looking for an elegant, uncompromising home in one of the most fascinating cities in Sardinia.

For more information or to plan a visit, please contact us.

Certification

Energy Class: C

Features

Property ID: CBI040-778-10433	Contract: Sale
Categoria: Semi-detached	Address: Via Giotto, 83/a
Zip Code: 7026	Municipality: Olbia
Zona: Olbia città	Total sqm: 250 sq.m.
Bedrooms: 4	Bathrooms: 4
Rooms: 13	Internal condition: Excellent
Independent heating: Heating	Parking space: Carport
Date of construction: 2009	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Sea distance: 7.000 meter
Kitchen: Regular Kitchen	





