



Villa for sale in Olbia

Olbia città

€ 550.000

Ref. CBI040-778-10454



242 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 11

Olbia city for sale. New real estate opportunity in the crossroads of Viale Aldo Moro, the most sought-after area of the city. The property is in a free state at the deed, ready to be purchased and inhabited.

Built in 1977, the villa has a total surface area of 242 square meters, on a 400 m2 plot. of which 212 are walkable. Possibility of expansion, building index 3, also interesting for a builder.

The villa enjoys large internal spaces and is made up of 11 rooms, including 5 bedrooms and 4 bathrooms, perfect for a large family or for those who like to have guests. At the moment the property is divided into two residential units but can become one with a few steps. The first wing, on two levels, has an entrance hall, living room, kitchenette and bathroom with coffered doors on the ground floor, and two bedrooms, two bathrooms, attic and veranda on the upper floor. All finely restored with excellent Merante-type wooden window frames, heating, air conditioning and wonderful Orosei marble on the floor.

The second wing, although habitable, requires modernization and has a large entrance hall, large living room with open kitchen



attached to the pantry. Three large bedrooms and a bathroom complete the property. The villa has a covered terrace perfect for relaxing outdoors. The property also has a private garden with automatic driveway gate, 3 uncovered parking spaces available.

The villa in both apartments has an independent pellet heating system, to guarantee greater independence and control of expenses.

Why You Should Consider This Property:

This villa represents a unique opportunity for those seeking a spacious and versatile residence. With large internal spaces, the possibility of joining the two wings and an ideal location between residential tranquility and the convenience of the city center, this property can become the home of your dreams.

Don't miss this opportunity to purchase a villa with potential, perfect for creating a personalized and welcoming space that fully reflects your desires. Contact us now for more details and to schedule a visit!

Certification

Energy Class: Not available

Features

Property ID: CBI040-778-10454	Contract: Sale
Categoria: Villa	Address: Via Bramante, 5
Zip Code: 7026	Municipality: Olbia
Zona: Olbia città	Total sqm: 242 sq.m.
Bedrooms: 5	Bathrooms: 4
Rooms: 11	Internal condition: Discreet
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1984	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private, 200 sq.m.	Sea distance: 5.000 meter
Kitchen: Regular Kitchen	







