



## Estate for sale in Teulada

**€ 2.350.000**

**Ref. CBI170-2561-175**



**710.000 sq.m. | Rooms: 50**

### BEAUTIFUL ESTATE IN SARDINIA REDEFINITION OF ANCIENT VALUES

A precious object in its raw state is striking for its possibilities for intervention in terms of shape and surface, clarity and variety of colours. Land as a historical asset with a value that never fluctuates: it remains eternally stable and increasingly rare.

The property is proposed in its natural form and offers ductile surfaces to conceive a new careful and conscious redevelopment.

The natural and original shape represents - not far from the picturesque coast and set in the most beautiful landscape of southern Sardinia - the "pure luxury" of nature with 1000 colours, shades and shapes.

In the early 1900s it was an important winery (the "Lay" winery, very well-known and also with a representative office in Milan), with vines dedicated to the production of champagne, sparkling wine, gin, whisky, port and wines.

#### Position

The property is located in the territory of Teulada (CA) and is about 2 km from the sea and the tourist port. It can be easily reached from Cagliari airport (distance about 60 km), along the main road 195 and then along the panoramic road of Southern Coast, which crosses Pula (Forte Village Resort), Chia (Chia Laguna Resort), Tuerredda, Malfitano, Piscinnì. Wild nature and a unique coast meet at the southwestern end of Sardinia, not far from the tourist areas of Chia and Pula.

Teulada is a town located in the south-west of Sardinia, located in the fertile Riu de Monti valley and home to around 3,800 inhabitants.



The beautiful Southern Coast can be reached in a few minutes, and Porto Tramatzu, for example, is a splendid beach located a few kilometers from the property, crescent-shaped, well sheltered from the wind and with clear water in various shades of turquoise. Furthermore, in addition to the beaches and splendid bays, the area offers tourists interesting hiking routes thanks to its mountainous spurs.

The property well represents the typical fertility of the region, offering itself in its natural and uncontaminated environment. The vast plain, in which there is also a large lake for agricultural use, is delimited by a gentle slope, and this area "breathes" a captivating and attractive nature of cultural value and ancient historical value.

The existing buildings are waiting to be revitalized, renovated and converted for natural and sustainable tourism or possibly even for private use only.

Finally, some areas of the property could be used for innovative projects as well as for the production of renewable energy as well as, naturally, for a "courageous" recovery of the ancient winery.

### Characteristics and consistency of the property

The surface area is approximately 71 hectares in total (710,000 m<sup>2</sup>), entirely fenced with a traditional dry stone wall; it is characterized by a very large plain of approximately 40 hectares, surrounded amphitheatrically by a gentle slope; there is a suggestive lake of approximately m<sup>2</sup>. 10,000, fed mainly by spring water; currently there are buildings for a total of approximately 10,000 cubic metres, only partially renovated.

Urbanistically: it is currently also permitted to redevelop existing structures for tourist accommodation to the extent of 50 beds in addition to the related services.

Coldwell Banker's story is one of success and leadership. The Coldwell Banker brand has spread to become one of the most well-known and reliable brands on the international real estate market. It was founded in 1906 on a commitment to professional ethics and customer service; even today these values constitute the heart of our business philosophy. Coldwell Banker stands out for offering 360° real estate services for both the brokerage of residential properties and commercial properties. Our marketing tools, the excellence of our training system and advanced online resources are some of the factors that define our success.

## Features

Property ID: CBI170-2561-175

Contract: Sale

Categoria: Estate

Municipality: Teulada

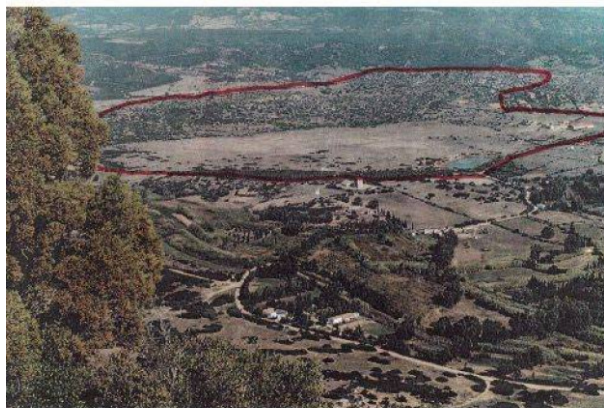
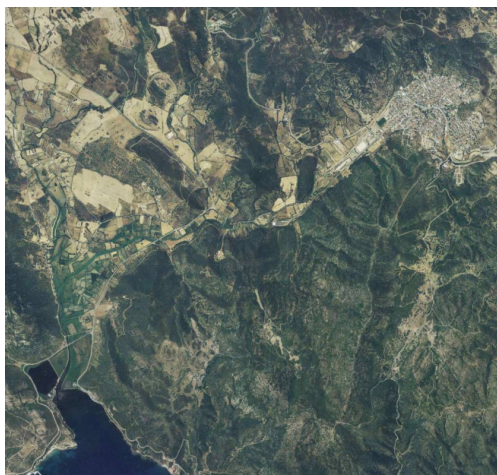
Total sqm: 710.000 sq.m.

Rooms: 50

Internal condition: To be renovated

Current Status: Available after the deed of sale





**24RE**

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**GIUGNO 1931**

**PREZZI**

Gran Spumante	L. 9,-
Riserva speciale D.O.M. SEC.	L. 12.50 8.75
• • • SEC.	L. 13.50 7.50
• • • BRUT	L. 14.50 8.50
PORTO SCUDOS	L. 11.50 9.50

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**Prof. D. Comm. EFFI/10 LAY**  
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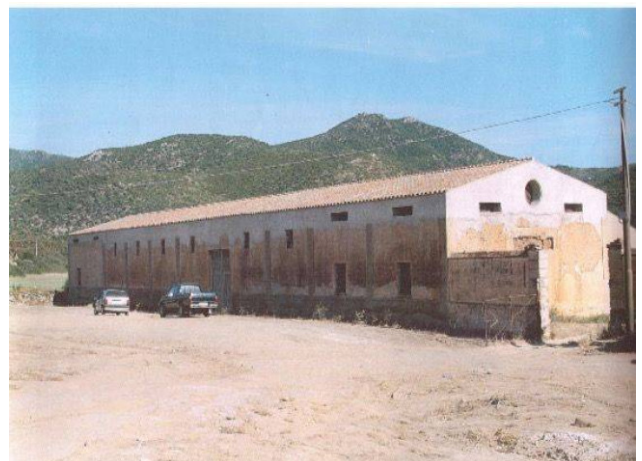
PRODUZIONE PROPRIA  
TENIMENTI E STABILIMENTO IN  
TEULADA

**PORTO SCUDOS**  
Gran Dessert



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