



Villa Fiorita

In **Decimoputzu countryside**, in **South Sardinia** province, we offer a **newly built country villa** with **well-kept grounds**.



1 – Decimoputzu countryside – Villa Fiorita: the back and the garden

the ideal place to live in contact with nature

Villa Fiorita is a **very well finished recently built villa** in the **countryside of Decimoputzu**, in the province of **Sud-Sardegna**.

Built in **one hectare** of flat, tree-lined and fully enclosed **agricultural land**, Villa Fiorita offers **100 sqm** of covered space and two **verandas for 36 sqm**.

The **villa interior consists of**: a large **living room** with **fireplace**, a **kitchen** with **pantry**, **two bedrooms**, one of which has a **walk-in closet** and an **en-suite bathroom**, a **second bathroom** and a **storage room**.

a high quality ground level villa in a large tree-lined garden

The property **features** are of **excellent quality**:

- interior and exterior **doors and windows in lacquered wood** with anti-burglary glass,
- oak **parquet**,
- mosaic floors in the bathrooms,
- **ceiling** in white lacquered **wood with double insulation**,
- mosquito nets,
- **double glazed windows**.



2 – Decimoputzu countryside – Villa Fiorita: double bedroom with walk-in closet

Villa Fiorita is equipped with **every comfort**:

gas heating with radiators,
wiring for heat pumps in each room,
alarm system with remote control,
3 kw photovoltaic system,
electric gate
artesian well with drinking water,
water tank,
composter,
sewage water purifier by oxygenation of latest generation

a well-cultivated land with olive grove, orchard and pine forest

The **green areas are the real strong point** in Villa Fiorita: the **porch on the back** of the villa is finished with cobblestone paving and a beautiful **pergola with table grapes**.

The **large wooded garden** offers a lawn and **many ornamental plants**, while **some hedges** with fragrant blooming plants create an ideal separation between the ornamental garden and the agricultural land.

In the land there are: an **olive grove in production** (65 plants, with an annual production of about 30 l.), an **orchard in production** (50 plants, including mulberry, plum, apricot, peach, pear, apple trees, almonds, persimmons and pomegranates), and a **small pine forest** (95 plants).

The village is 2.5 km from the house. The airport, the port and the sea are about 15 minutes drive.

Energy class B.

Price: euro 225000.

info@sardahousing.com - www.sardahousing.com



sardahousing.com

+39 070 748016

info@sardahousing.com



3 – Decimoputzu countryside – Villa Fiorita: kitchen



4– Decimoputzu countryside – Villa Fiorita: garden with lawn



sardahousing.com

+39 070 748016 info@sardahousing.com



5 – Decimoputzu countryside – Villa Fiorita: orchard



6 - Decimoputzu countryside – Casa Fiorita: orchard