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Villa Sole e Mare

Along **Ogliastra coast**, **50 metres to the beach**, we offer a nice detached **villa with swimming pool** in a large garden.



1 – Marina of Tertenia – Sardinia: Villa Sole e Mare: villa and pool

a nice villa just 50 metres to the beach

Villa Sole e Mare is built on **ground level** in a **1300 sqm lot**, **50 metres to beach Melisenda**, in Località **Foxi Murdegu** in Marina of **Tertenia**.

large and comfortable interiors on ground floor

The **170 sqm interiors** of the villa offer a large **80 sqm living room** with **fireplace** and air conditioning, a large adjacent **kitchen**, a **bedroom** and a **bathroom**, in the living area; in the sleeping area we find **three bedrooms**, and **two bathrooms**.

in a beautiful garden with furnished outdoors and verandas

Outdoors, beside **verandas**, we find a large **garden** with fruit trees, a **warehouse/outbuilding**, a dining area with a stone **barbecue**, a **parking** area and the pool.

and a covered heated swimming pool, also for winter use

The **swimming pool** - 7.5 x 3.5 m - is equipped with a telescopic cover, also for winter use, with solar thermal heating placed on the roof.

The property also features an **artesian well** with fresh water for water supply.

A small road leads directly from the villa to the beach.



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2 – Marina of Tertenia – Sardinia: Villa Sole e Mare: villa and covered pool

in a beautiful and wild area along eastern coast in Sardinia

The **beautiful and wild area** where the villa is located is perfect for those who do not like mass tourism and crowded beaches.

2 km there is a small hamlet with markets and **services**, while Tertenia is 13 km away.

The port of Tortolì - **Arbatax** is 45 km and is connected with Civitavecchia (Rome).

Cagliari and the airport are 100 km.

Certified energy class F.

Price: euro397000.

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2 – Marina of Tertenia – Sardinia: Villa Sole e Mare: villa and covered pool



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3 – Marina of Tertenia – Sardinia: Villa Sole e Mare: 1100 sqm garden



4 – Marina of Tertenia – Sardinia: Villa Sole e Mare: outdoor dining area



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5 – Marina of Tertenia – Sardinia: Villa Sole e Mare: stone barbecue



6 – Marina of Tertenia – Sardinia: Villa Sole e Mare: an 80 sqm lounge

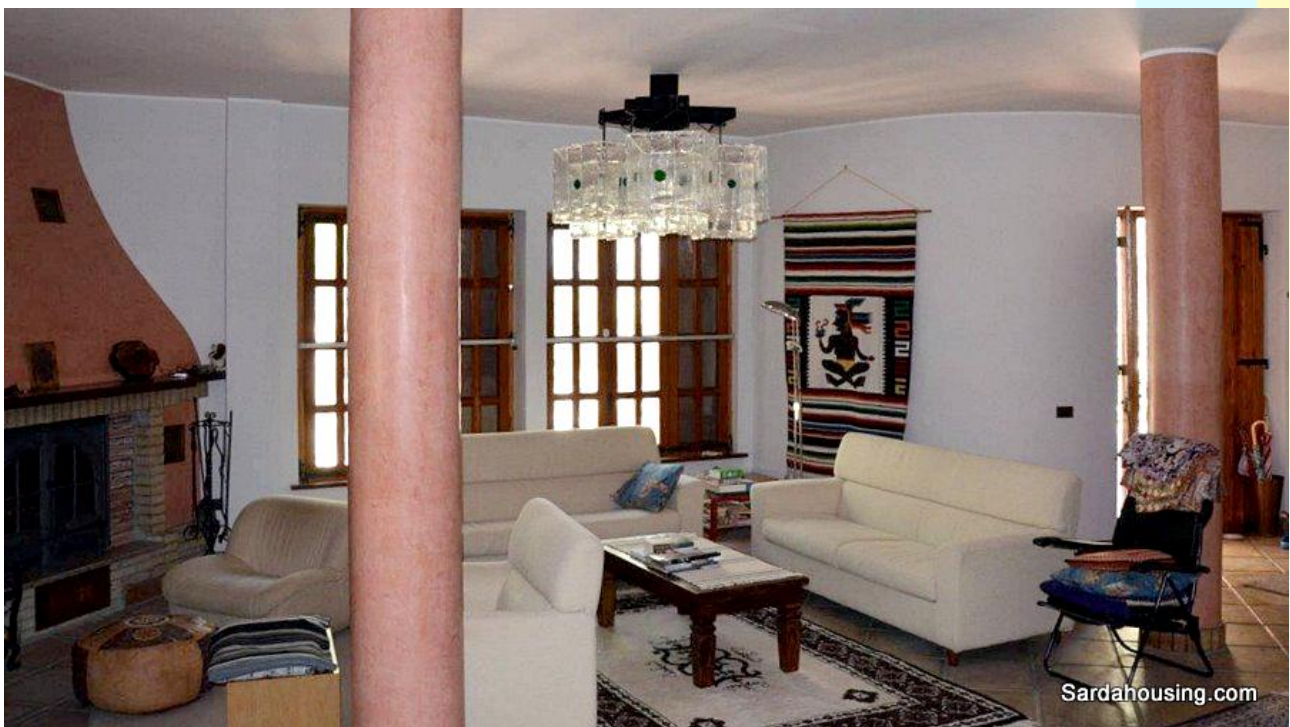


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7 – Marina of Tertenia – Sardinia: Villa Sole e Mare: large lounge with fireplace and air-co



8 – Marina of Tertenia – Sardinia: Villa Sole e Mare: sitting area in the lounge



9 – Marina of Tertenia – Sardinia: Villa Sole e Mare: a double bedroom

Tertenia short info

Tertenia is the **southernmost village in Ogliastra**, in central-eastern **Sardinia**, and concentrates all the **natural and cultural attractions** of this region: from beaches to forests and mountains, from traditions, including culinary ones, to archaeological sites.

One hundred kilometers from both Cagliari and Nuoro, Tertenia is **a village with an agro-pastoral tradition** and is populated by almost four thousand inhabitants.

At the turn of the nineteenth and twentieth centuries the area was involved in the **mining** of minerals that were shipped in the **port of Santoru**, in the southernmost part of the Marina.

The village has **recently** discovered an important tourist vocation thanks to the emphasizing of its natural beauties that offer **a fascinating synthesis of mountain and sea**.

In a valley surrounded with the mountains of Monte Ferru, the Taccu Mannu and Monte Arbu, the village is located in a really suggestive setting!

The waters of the **Rio Quirra** flow through the village and its tributaries, vineyards, forests of holm oaks and Mediterranean plants create **infinite chromatic variations** in the surrounding countryside. The limestone towers Tacchi d'Ogliastra give the landscape a further charm.

The coast stretches for twelve kilometers. The long **Marina of Tertenia** offers **enchanted beaches** of light and soft sand that alternate with rocky coasts: Foxi Manna, Foxi de Murdegu, Abba de is Marronis. Their waters are clear and of a changing blue.

According to tradition the village would have risen right by the sea, along the beach Foxi Murdegu, today dominated by the tower of San Giovanni di Sarrala (XVI century). To defend itself against Saracen incursions it would then have moved "upstream", to finally locate in the current "intermediate" site.

There are **countless archaeological remains**.

The first traces of settlement in the territory date back to the recent and final Neolithic (IV-III millennium BC) and are found in the caves at the foot of Mount Giulea and in the "domus de Janas" necropolis Magalàu and Santa Lugia.

Almost 80 nuraghi belong to the Bronze Age, a time of high population density, among which the nuraghe Aleri stands out - about thirty tombs of Giants, about twenty nuragic villages and a sacred well.

From archeology to art: in the village we find the Albino Manca museum, dedicated to the artistic story of the painter and sculptor born and died in Tertenia (1898-1976).



Among **churches** to visit: the parish church dedicated to the Blessed Virgin of the Assumption and the church of Santa Teresa d'Avila (17th century). In "Bidda 'e Susu" we find the Byzantine church of Santa Sofia, in whose honor they celebrate the most heartfelt festival (beginning of September). For St. Peter the Apostle is paraded in costume, while in August a festival of typical products offers roast and boiled sheep, local cheese and wine.

Beach Foxi Murdegu

Beach Foxi Murdegu, also known as **beach of Sarrala**, is characterized by being dominated by the **Aragonese watchtower of San Giovanni Sarrala**, which became a bunker during World War II.

It is a **beautiful beach of pale sand**, in some stretches mixed with pebbles, with an uncontaminated and wild charm, bathed by a crystalline and transparent sea, with beautiful shades of green and with backdrops that gently slope down towards the open sea. Nearby you can find a fair amount of services, including hotels, campsites and bars.



10 – Marina of Tertenia – Sardinia: Villa Sole e Mare: views of Beach Foxi Murdegu