sardahousing.com
+39 070 748016 info@sardahousing.com

Villa Il Boschetto

In **S. Margherita Pula**, on the southern coast of **Sardinia**, **500 m to the beach**, we offer a nice **villa** in nestled in a **large wooded garden**.

1 – S. Margherita Pula – Pineta Is Morus – Villa I Boschetto: a view of the garden from a patio

a villa in Mediterranean-style just steps to the beach

In S. Margherita di Pula, inside the condominium **Pineta Is Morus 500 m from the beach**, **Villa il Boschetto** is a large **Mediterranean-style villa** nestled in a **large wooded garden**, inside an exclusive condominium **with access restricted to residents** and **semi-private beach.**

with magnificent outdoor spaces and comfortable interiors

Villa il Boschetto is characterized by its marked **Mediterranean style** and its **lush green spaces**, shaded by **a grove of eucalyptus trees**.

The **255 sqm villa** is on **two levels**.

The **green lawn**, which **surrounds** much of the house, leads to the **bright living room with fireplace** and **large dining room**, both closed by large sliding windows that give **direct access to the patio at the front** of the house.

On the **ground floor** you **also** find a **bedroom** and **bathroom for guests**, a spacious **kitchen** with separate entrance, and a **bathroom**.

From the lounge you reach the **upper floor** which houses the **master bedroom**, **two further bedrooms**, one of which opens onto a large **terrace**, **and two bathrooms**.

The **4500 sqm garden** of around the villa is rich in **pine**, very thick **Mediterranean bush** and many **flowers**.

The spacious **loggias around** the house are **perfect to enjoy magnificent evenings** in the tranquillity and in the scent **of Sardinian summers**.

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2 - S. Margherita Pula – Pineta Is Morus – Villa I Boschetto: garden and patios

3 - S. Margherita Pula – Pineta Is Morus – Villa I Boschetto: living room with fireplace

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4 - S. Margherita Pula – Pineta Is Morus – Villa I Boschetto: dining area

5 - S. Margherita Pula – Pineta Is Morus – Villa I Boschetto: a bedroom

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6 - S. Margherita Pula – Pineta Is Morus – Villa I Boschetto: pine forest

inside an exclusive condominium on the south coast of Sardinia

Villa il Boschetto is about **500 m from the beach**, **inside** the **condominium Pineta Is Morus**, with **access restricted to residents** or owners.

Located at km 37,800 of the SS 195, a **short distance from Forte Village**, **the Hotel Is Morus**, the **Is Molas Golf Club**, and only **fifteen minutes from** the fantastic beaches of **Chia**, **Pineta Is Morus** is a **private site with all services** and a well **equipped sports centre** with **club house** and **playground for children**.

Energy Class G, IPE> 175 kWh / sq m year - pending certification data.

Price: euro395.000.

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S. Marghertia di Pula short info

*In one of the most beautiful coastlines in **southern Sardinia** this is an **oasis for calm and relaxing holidays**, just a few dozen kilometres from Cagliari, but **away from crowded beaches and stress**.*

***Soft and golden sand** that dives in shallow, warm and clear waters **for nearly ten kilometres**, this is **Santa Margherita**, a pearl of southern Sardinia and a **symbol of Pula**, extending **westward** to another wonder of the island: the **coast of Chia** (in the territory of Domus de Maria).*

*The **long series of bays and beaches** that forms the coastline of Santa Margherita di Pula takes its name from the various areas that face it, which in turn host **the most luxurious and renowned resorts in Sardinia**, target of characters of the show, cinema, sports and high finance.*

*You reach the beaches along the **many narrow roads** that border the hotels or pass **through the pinewoods** where **unsuspected condos**, **villas** and **holiday apartments** are hidden.*

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***Unforgettable places**, coves with whitewashed sandy tongues, a winding coast, and a **transparent seawater** make Santa Margherita di Pula a favorite place, even in autumn and in winter, for those who love **surf**, **snorkeling**, **underwater fishing**, or **outdoor activity**.*

*Those who love **nature walks** can explore the tree-lined avenue leading to Nora and discover the remains of the ancient Phoenician-Punic and Roman town in the **archaeological park of Nora**, the beach and the little church of **Sant'Efisio**, the **beach of Su Guventeddu**, that is highly appreciated by kite and wind surfers, and finally the **lagoon of Nora**, a system of canal and small islands that host a lush Mediterranean vegetation and many species of birds.*

*Just a short walk from Santa Margherita there is also the **Pulese movida**, with events, aperitifs and music in Piazza del Popolo and Piazza di Chiesa.*

Comunione Pineta Is Morus

*On the **south-western coast of Sardinia**, along the SS 195 at **km 37.8** there is the "Comunione Pineta Is Morus", not far from Forte Village, the Hotel Is Morus, the Is Molas Golf Club, and just 15 minutes drive from the beautiful beaches of Chia.*

*Pineta Is Morus is a **private condominium** with **pine woods** and **Mediterranean bush**, and streets framed by **oleanders**. **Access** to Pineta Is Morus is **restricted to owners or residents**.*

*Inside the condo there are a fully equipped **sports centre** with club house, where you can practice **tennis**, **football**, **soccer**, **basketball** and **volleyball**, and a **playground** for children.*

***The beach** is **reserved to the residents** and during the summer is served by a **kiosk** where you can buy drinks, ice cream and snacks.*

*Pineta Is Morus is served by a **market** that is open every day and offers great fresh produce and delicacies, as well as newspapers and cigarettes.*

7 - S. Margherita Pula – Pineta Is Morus – Villa I Boschetto: Beach Is Morus

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