



House Carruba

Five minutes from **Uta**, a village in **Cagliari hinterland**, we offer a nice **country house** in a **well-kept ground** with an olive grove and fruit trees.



1 – House Carruba –Uta countryside:

a well-kept property in an excellent location

House Carruba is located in a **11.600 sqm land**, about 3 km from **Uta**, a village in **Cagliari hinterland**.

The property is in an **excellent location** also to reach the **port**, the **airport** of Elmas, **the sea** and the **Natural Park of Monte Arcosu**, all of them are in fact about **20 km**.

a nice country house in one hectare land

The 120 sqm house is on two levels, beside 70 sqm verandas and terraces.

On the **ground floor** you find a large **living room** with a **large French window** with views of the park of Monte Arcosu, a **fireplace** covered in stone and a trachyte arch that separates it from the **kitchen**; this floor is completed with a **bedroom**, a **bathroom** and a **storage room**.

On the **upper floor** we find **three bedrooms** with panoramic terraces, a large built-in wardrobe and a **bathroom**.

with every comfort and high quality materials

The house is built with the **highest quality materials**: Siena terracotta roof tiles, terracotta flooring, Swedish pine fixtures, shatterproof glass, solid walnut doors, trachyte and granite stone fireplace and cherry wood finishes, prestigious fixtures and coatings in the bathrooms.



2 - House Carruba –Uta countryside: recently built swimming pool

a swimming pool in the scent of Mediterranean vegetation

In the property **you also find**: a duly authorized newly built **swimming pool**, a **warehouse** for tool shed, with well, autoclave and electric controls, a large **masonry barbecue** and a **wooden table**, placed amid trees with Mediterranean scrub.

land planted with an olive grove and fruit trees

The **land**, bordering a country road, is completely **fenced** and the entire perimetre is planted with olive trees. You also find roses, pomegranates, 250 olive trees, almond and pear trees, and table grapes.

the property has habitability certificate and is in excellent state

All systems, electrical, hydraulic and wastewater discharge, are perfectly **tested** and **compliant with law**.

The property has an **independent water supply** thanks to the **artesian well**, which also supplies **irrigation** throughout the ground. The waste water is channelled into a **masonry septic tank**.

The property has **habitability certification**.

It is in an **excellent state** and **ready available**.

ideal for a B&B, holidays in every season, and events of any kind

House Carruba is an **ideal** property for a **B&B**, for **holidays** in every season, for **weekends**, **meditation retreats**, **yoga**, and **events of any kind**.

Energy Class G. IPE>175 Kwh/m2 per year - data awaiting certification.

info@sardahousing.com - www.sardahousing.com



sardahousing.com

+39 070 748016 info@sardahousing.com



3 - House Carruba –Uta countryside: swimming pool



4 - House Carruba –Uta countryside: swimming pool by night



5 - House Carruba –Uta countryside: fireplace lined with stone



6 - House Carruba –Uta countryside: living room with cotto floor and wooden finishings



7 - House Carruba –Uta countryside: an arch separates the kitchen from the living room



8 - House Carruba –Uta countryside: kitchen



9 - House Carruba –Uta countryside: a bedroom



10 - House Carruba –Uta countryside: a bedroom



sardahousing.com

+39 070 748016 info@sardahousing.com



11 - House Carruba –Uta countryside: a bedroom



12 - House Carruba –Uta countryside: a terrace



13 - House Carruba –Uta countryside: before the swimming pool was realized



14 - House Carruba –Uta countryside: Mediterranean grove



15 - House Carruba –Uta countryside: young olive grove



16 - House Carruba –Uta countryside: masonry barbecue



Short info Uta

Uta has always been and remains primarily an agricultural centre, which has recently begun to appreciate and exploit the beauty of its unspoiled hill and mountain areas.

About twenty kilometres south-west of Cagliari, the village of Uta (6 above sea level) lies on the fertile Campidano plain, in an area that is crossed by two rivers (Rio Cixerri and Rio Mannu); in its territory however there is also the wide area of the mountains Arcosu and Lattias and, in part, Gutturreddu and Gutturu Mannu.

The climate is typically Mediterranean, even milder thanks to the nearby sea and the rivers.

The village (some 7800 residents) has seen in recent years a considerable, and largely harmonious, building expansion, that was favoured by the short distance from the capital.

The historic building heritage was unfortunately lost because of the floods, frequent before the hydraulic works, and because of the construction material used, "su ladiri" (a brick made of raw mud), which "melts" in contact with water. There remain some buildings of the early '900 which partially preserved the original typical campidanese style: a two-level building directly on the street, courtyard with access from a typical portal, walls of "ladiri" on a stone base, cover roof gable with Spanish tile on a lattice of wood and reeds ("s'incannizzau"). The reconstruction after the war was made with different styles and materials losing so the original architectural identity.

Uta is basically an agricultural village: you find here many greenhouses, crops of artichokes and wheat, orchards and olive groves; livestock breeding (sheep) is also quite present. In the area of Macchiareddu finally we find the industrial and service centre CASIC. The commercial and tourism services are also well advanced.

In the territory of Uta several locations are interesting for environment, landscape and wild nature, especially in the areas of Monte Arcosu, of the fascinating waterfall Sa Spindula, and of Mount Lattias. In the beautiful scenery of the WWF Oasis Mount Arcosu many "nature trails" enable you to admire the great variety of flora and fauna.



Mountains of Uta and Siliqua (from: <http://www.sardegnaigitallibrary.it>)