



## Villa Cavana

In Soleminis, in Cagliari hinterland, we offer a villa in the countryside in a magnificent natural setting one kilometre from the village.



1 – Soleminis – Cagliari – Villa Cavana: front veranda

### the perfect home to escape town, with every comfort

Located in Sa Cavana residential area, one kilometre to Soleminis, Villa Cavana is a detached house on two levels, surrounded by the greenery of a 4000 sqm garden.

The property is located in a context of villas surrounded by large gardens. The whole area is reached by electricity, mains water and ADSL, and has a comfortable asphalted road.

### two independent apartments and large outdoor covered areas

Villa Cavana consists of two cadastral separate apartments with two independent entrances (with the possibility of merging into a single unit) and a large independent and bright 55 sqm garage.

On the ground floor we find the first apartment, about 110 sqm, in addition to the 40 sqm veranda, consisting of an entrance, a living area with adjacent kitchenette, four bedrooms and two bathrooms.

On the upper floor, with independent access, there is the habitable 60 sqm attic consisting of a living area with kitchenette, two bedrooms, a bathroom and two terraces for about 30 sqm.

### a nice olive grove and green spaces to enjoy the outdoors

The 4000 sqm garden is planted with 40 olive trees, roses and fruit trees. A large paved square is located in front of the main entrance. The property includes an unused artesian well.



2 - Soleminis – Cagliari – Villa Cavana:



3 - Soleminis – Cagliari – Villa Cavana





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## an immediately habitable good investment

**Heating** with heat pumps.

The property is **habitable** and in a **good general state**. However, having been built in the early 1980s and still having original coatings and systems, **a renovation must be planned**.

**Soleminis** offers all the main services and is connected to **Cagliari** by the light metro which takes you to the Cagliari centre in about twenty minutes. Finally, in less than half an hour by car, you can reach the most beautiful beaches of southern Sardinia and several golf courses. Cagliari - Elmas airport is about 20 km away.

Energy class G, IPE > 175 kWh / sqm per year - data awaiting certification.

**Price: euro 280000.**

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3 – Soleminis – Cagliari – Villa Cavana



4 – Soleminis – Cagliari – Villa Cavana: garden





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5 - Soleminis – Cagliari – Villa Cavana



6 - Soleminis – Cagliari – Villa Cavana: carshed





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7 - Soleminis – Cagliari – Villa Cavana: main entrance



8 - Soleminis – Cagliari – Villa Cavana: garden





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9 - Soleminis – Cagliari – Villa Cavana: veranda



10 - Soleminis – Cagliari – Villa Cavana: veranda





11 - Soleminis – Cagliari – Villa Cavana: garden



12 - Soleminis – Cagliari – Villa Cavana: garden





13 - Soleminis – Cagliari – Villa Cavana: garage area



14 - Soleminis – Cagliari – Villa Cavana: veranda





15 - Soleminis – Cagliari – Villa Cavana: entrance



16 - Soleminis – Cagliari – Villa Cavana: living area with fire place





17 - Soleminis – Cagliari – Villa Cavana: dining area with adjoining kitchenette



18 - Soleminis – Cagliari – Villa Cavana: kitchenette





19 - Soleminis – Cagliari – Villa Cavana: bedroom



20 - Soleminis – Cagliari – Villa Cavana: bedroom





21 - Soleminis – Cagliari – Villa Cavana: bedroom



22 - Soleminis – Cagliari – Villa Cavana: studio room





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23 - Soleminis – Cagliari – Villa Cavana: room



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24 - Soleminis – Cagliari – Villa Cavana: the first bathroom





25 - Soleminis – Cagliari – Villa Cavana: the second bathroom



26 - Soleminis – Cagliari – Villa Cavana: terrace and attic entrance





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27 - Soleminis – Cagliari – Villa Cavana: a view from the terrace



28 - Soleminis – Cagliari – Villa Cavana: a view from the terrace





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29 - Soleminis – Cagliari – Villa Cavana: a view from the terrace



30 - Soleminis – Cagliari – Villa Cavana: a view from the terrace





31 - Soleminis – Cagliari – Villa Cavana: living area in the attic



32 - Soleminis – Cagliari – Villa Cavana: dining area and kitchenette in the attic





33 - Soleminis – Cagliari – Villa Cavana: kitchenette and dining are in the attic



34 - Soleminis – Cagliari – Villa Cavana: bedroom in the attic





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35 - Soleminis – Cagliari – Villa Cavana: bedroom in the attic



36 - Soleminis – Cagliari – Villa Cavana: bedroom in the attic





37 - Soleminis – Cagliari – Villa Cavana: bathroom in the attic



38 - Soleminis – Cagliari – Villa Cavana: garage





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39 - Soleminis – Cagliari – Villa Cavana: garage



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40 - Soleminis – Cagliari – Villa Cavana: garage





### ***Soleminis short info***

**About 20 Km from Cagliari**, the village of Soleminis (1834 pop.) lies in a hilly area of the **Campidano** of Cagliari, on the border with the mountains of Serpeddi.

In one of the most fertile areas in southern Sardinia devoted to agro-pastoral activities (vines, olives and cereals), this village is characterized by the production of bread and honey, the collection of herbs, and breeding poultry.

Numerous **archaeological sites** in the area are evidence of the presence of significant settlements since the pre-nuragic period.

The first mention of the village's name dates back to the eleventh century, when the village was part of the curatoria of Parteolla in the Giudicato of Cagliari. In 1258 the village was a possession of the Gherardesca family of Pisa, and in 1297 of the town of Pisa. During the Aragonese and Spanish domination the village belonged to several feudal lords. Abandoned because of plagues, the village, founded again in 1637 by the noble family of Vico, passed to the Amat family who kept it until redemption of the feud in 1839.

In the **old centre** of Soleminis there are still several ancient buildings made in the traditional rural architecture with raw mud bricks. One of these, the house "Corda Spada", has been transformed into a cultural centre, which houses an interesting ethnographic collection, as well as furniture, tools and artifacts of everyday life in the island. At the limit of the municipal boundary, in località Sedd'e Cresia, there is the parish church of San Giacomo. Probably built on the ruins of a medieval church, this seventeenth-century church, with an interior in Gothic style, houses numerous statues and a beautiful silver cross dating back to 1300.

Do not miss to visit the beautiful park Monte Arrubiu, part of the State forest of Campidano (some 1600 hectares). The forest borders the centres of Sinnai and Settimo S. Pietro, and the territories of Soleminis and Dolianova.

Entering from Soleminis, north of the forest, you reach Monte Arrubiu and find also a plant nursery and the former forest barracks, that were renovated and destined to environmental education activities.



Soleminis (province Sud-Sardegna)