



## Podere Aiga

In the municipality of **Abbasanta**, in the locality Aiga, we offer a **nice farm with stables** in a renowned area for horse breeding.



1 – Abbasanta countryside – Loc. Aiga – Podere Aiga: a view of the property

### in a typically Sardinian environmental context

Podere Aiga is located in **Abbasanta**; countryside near Nuraghe Aiga, in a typically **Sardinian environmental context**, surrounded by nuraghi, water springs and **unspoiled countryside**.

### a nice farm house with stables, outhouse, garage, and pigsty

In an area that is known for horse breeding, this **recently built small farm** consists of an about **four hectares land**, which is **entirely fenced**, for the most part with the traditional renovated original **dry stone-walls**.

We find in this property a **main house**, an **outhouse**, a **stable**, a **garage** and a **pigsty**.

### a four hectares fertile land with recently built buildings

The **main house**, approx. **150 sqm**, is on two levels (ground floor and basement) and consists of an entrance, a living room with open kitchen, three double bedrooms, one with private bathroom and locker room, one more bathroom, and a laundry room; in the basement we find with two rooms. The house has **thermal coat**, **isolated roof** and **windows with shutters**, two pellet stoves and predisposition for heat pumps.

The **outhouse**, approx. **60 sqm**, is habitable and has a bathroom, and is registered in the real estate registry as a tool shed.

The **stable** has four large boxes, a technical room (photovoltaic control unit, water reserve from artesian well) and saddle room with a bathroom.

The **garage** has two side-by-side parking spaces.



2 –Abbasanta countryside – Loc. Aiga – Podere Aiga: a view of the main house

The **pigsty** (also suitable as doghouse) has a fenced courtyard.

In the fertile ground, suitable for any cultivation, we find a **young olive grove of 35 trees** and several **centuries-old oaks**.

## all comforts, authorized artesian well and photovoltaic system

The water supply comes from a regularly **authorized artesian well**, while the **mains and a 4.5 kW system of photovoltaic panels** provide the electrical one.

There are also a **barbecue** and a masonry **oven**. Cable ducts and water pipes are in all the ground surrounding the buildings.

## a good investment for residence or various types of business

The property has:

- All **documents** in order,
- Ape **Class B**,
- Certificate of **habitability**.

Immediately **available, including furnishings and equipment**.

Given the **central location on the island**, in just over an hour you reach all the main Sardinian airports.

**Price: Euro 395,000.**

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3 – Abbasanta countryside – Loc. Aiga – Podere Aiga: facade of the main house



4 – Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, living room with open kitchen



5 – Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, living room with open kitchen



6 – Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, living room with open kitchen



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7 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, living room



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8 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, a bathroom



9 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, a bathroom



10 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, a bedroom



11 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, a bedroom



12 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, a bedroom



13 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, a bedroom



14 - Abbasanta countryside – Loc. Aiga – Podere Aiga: main house, en-suite bathroom





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15 - Abbasanta countryside – Loc. Aiga – Podere Aiga: The pigsty (also suitable as doghouse)



16 - Abbasanta countryside – Loc. Aiga – Podere Aiga: front of the outhouse



17 - Abbasanta countryside – Loc. Aiga – Podere Aiga: outhouse, living room with kitchen corner



18 - Abbasanta countryside – Loc. Aiga – Podere Aiga: outhouse, living room



19 - Abbasanta countryside – Loc. Aiga – Podere Aiga: outhouse, bedroom



20 - Abbasanta countryside – Loc. Aiga – Podere Aiga: outhouse, bedroom



21 - Abbasanta countryside – Loc. Aiga – Podere Aiga: outhouse, bathroom



22 - Abbasanta countryside – Loc. Aiga – Podere Aiga: outhouse



23 - Abbasanta countryside – Loc. Aiga – Podere Aiga: the dry stone-walls



24 - Abbasanta countryside – Loc. Aiga – Podere Aiga: entrance gate to the proerty



25 - Abbasanta countryside – Loc. Aiga – Podere Aiga: a view



26 - Abbasanta countryside – Loc. Aiga – Podere Aiga: a view on googlemap



### Short info Abbasanta

The Municipality of **Abbasanta** is on the basaltic plateau of the same name, **30 kilometres from Oristano**, in an area mainly of pastures, rich in springs and woods of cork oak and downy oak. The village is an important centre in **Barigadu** and owes its name to the ancient belief that its waters have curative properties.

A village of **2700 inhabitants**, a **slow food presidium for casizolu** (typical cow cheese), Abbasanta has been known since ancient times; it is no coincidence that today it is **at the centre of the main road artery, the state road 131**.

Known in Roman times as *Ad Medias Aquas*, later became *Aba Sancta* (holy water), mentioned for the first time in the XII century. **Human presence** in the area dates back much earlier than the arrival of the Romans, that is to the **Neolithic**, as demonstrated by the **dolmen of S'Angrone**. The **sacred well of Calegastea**, the **tomb of the Giants of Sos Ozzastros** and numerous **Nuragic complexes** date back to the **Bronze Age**. The most famous is **Nuraghe Losa**, three kilometres from the town. Another important **nuraghe** is the single-tower **Zuras**, dated between the 14th and 12th BC; you can see from its terrace other sites, such as the multi-lobed **nuraghe Aiga**, with the remains of a village from the mid-2nd millennium BC.

Arranged around the parish **church of Santa Caterina d'Alessandria**, the **old centre of Abbasanta** is very characteristic and enriched by the **traditional basaltic stone houses**. The church, built in the sixteenth century on the ruins of a nuraghe with a Catalan-Gothic structure, was completely restructured in Renaissance style at the end of the nineteenth century.

If you love walks in the **nature** two location are particularly interesting. **Parco di S. Agostino**, a four hectares oak grove near the small church of Byzantine origin of S. Agostino, with its *muristenes* (small buildings inhabited during the celebrations of the saint). And the **Springs of Bonorchis**, a natural area not far from the tomb of the giants **Su Pranu**, the funerary area of **Mesu Enas** and the **Domus de Janas**.

The **village's economy** bases today on small handicrafts (metal and cork processing), services and agro-pastoral farming, with the green areas heavily dedicated to cattle and sheep breeding.

An important **horse-breeding centre** is in the **località "Tanca Regia"**.

The village hosts two heliports, dog units, some military depots, the Police Academy and the Hunters of Sardinia

The **geographical position** in the centre of the State Road 131 dcn (Abbasanta - Nuoro - Olbia) is **strategic** in Sardinia. The **road network** allows, in fact, easy connections with the Tirso valley, the Mandrolisai, the Barigadu and all the centres that overlook the Carlo Felice. You also find a in the village a **railway station** (FF.SS. - State Railways).



Abbasanta