



Terreno Sulcitana

All'ingresso del paese di **Pula**, prospiciente la Strada Statale Sulcitana 195, vi proponiamo una **grande proprietà agricola con due fabbricati al grezzo**.



1 – Pula – Terreno Sulcitana: i due edifici dalla strada

un terreno di 5 ettari con due edifici al grezzo

Il Terreno Sulcitana si trova **all'altezza del primo ingresso per Pula, lungo la strada statale 195**.

La proprietà agricola si estende per **cinque ettari** e comprende **due fabbricati al grezzo di 250 mq ciascuno**, per **complessivi 500 mq**. Gli edifici hanno in parte destinazione **residenziale**, pari a **125 mq**, e in parte destinazione per laboratorio e deposito **agricolo**, per **375 mq**.

Gli immobili sono **in regola** dal punto di vista urbanistico e regolarmente **accatastati**.

vicino al paese e alle spiagge di Pula

Il terreno Sulcitana si trova ad appena **due minuti dal paese e 3 km dalle belle spiagge di Porto Columbu**.

ideale per attività agroturistica

Considerando la vocazione agricola del territorio, la vicinanza al mare e a tutti i servizi del paese e l'ottima visibilità della localizzazione fronte strada, **la proprietà si adatta perfettamente ad una attività agroturistica**.

Esente da obbligo di certificazione energetica.

Prezzo: euro 430000.

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+39 070 748016

info@sardahousing.com



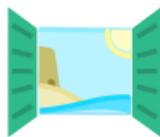
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17 - Pula – Terreno Sulcitana: rendering



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Pula breve info

Pula is a municipality located southwest of Cagliari. Born in the Middle Ages, the centre developed in the eighteenth century with an important agricultural vocation. In just a few decades, thanks to the development of an extraordinary land, has become an important tourist destination.

Famous for the important archaeological site of Nora, Pula houses remarkable finds also in the Museum Giovanni Patroni, in the centre of the village.

Near Nora we also find a small jewel of the twelfth century: the church of Saint Efisio, and the place of his martyrdom. It is the destination of the traditional rite of the pilgrimage that lot of people repeat each May since centuries, carrying the statue of the saint from the capital Cagliari to Nora. A fascinating Sagra where you can discover the true essence of these places.

Among the special features of Pula, the beautiful beaches of Santa Margherita and Su Gunventeddu, but also the lagoon of Nora, where is the Centre for Environmental Education, and the Forest Pixina Manna.

The village centre is built around the Piazza del Popolo, a real lounge where there are bars and restaurants and events on the stage right in the square for all summer. In the charming narrow streets of the centre there are numerous shops where you can go shopping.

The beaches of Pula

Behind the ancient, and still visitable, Phoenician town, we can bathe at the sea of the beach of Nora, right at the foot of the promontory of Capo Pula. This stretch of sand is bordered by a cliff from which the Spanish tower Coltellazzo seems to rise directly from the sea. The sea is characterized by shallow waters that hide the underwater ruins of Nora. The coast is a favorite destination for families and windsurfers.

Immersed in a large green pine forest is the beach of Santa Margherita di Pula. The white sandy beach offers various coves, like Cala d'Ostia and Cala Verde, where there is the marina. The coast is ideal for windsurfers, as well as for those who enjoy fishing and diving. Not far from the beach, the nuraghe Santa Margherita, still in excellent state, overlooks the sea.