



House Green

In the old centre of **Cabras** (Oristano), we offer a complex of **two traditional Campidanese houses, joined together**. **Magnificent renovation in green building**.



1 – Cabras – old centre – House Green – Renovated Campidanese house

a great combination of tradition and eco-sustainability

A really unique opportunity for those who love **tradition** that perfectly **integrates with modern eco-sustainable solutions**.

House Green is a complex consisting of **two traditional Campidanese houses joined together** in the old centre of **Cabras**, a seaside small town in the province of **Oristano**.

a complex of two typical houses joined together

The **houses, gardens** and internal courtyards have been **recently renovated** with local materials and have **two independent entrances** from two different streets in the old centre.

The **total covered area** of the entire complex is **333 sqm**.

Here we find a **residential area** with a gross commercial area of **121 sqm**, and an **area that is currently used as a Guest House** with a gross commercial area of **212 sqm**.

The **gardens** and green areas, **courtyards** and paved outdoor areas occupy **202 sqm** totally.

The complex includes **21 rooms totally**, including two entrance rooms, two large living areas, two kitchens, **seven bedrooms, eight bathrooms**, three of which have **disabled access**.



2 – Cabras – old centre – House Green – Renovated Campidanese house: garden

renovation in green building with local materials and techniques

Carried out by an architect, the renovation was based on the **typical and traditional building characteristics and materials** of the place.

Raw earth walls, wooden roofing and **Sardinian tiles**, **woven cane ceilings**, original cementine floors are an example of the followed approach.

The **renovation works** involved the complete renovation of the **attics**, of the **roofing** with traditional Sardinian tiles, of the external and internal **facades** and the renovation of **plaster** with the hydraulic lime.

Seven **Velux-type roof skylights** were installed on the roofing for recovering air and light to the rooms involved.

so to achieve maximum energy efficiency

The used green building techniques have produced the **excellent thermal efficiency** that characterizes this property, so good that air conditioning systems (hot/cold) are unnecessary, and the house can be managed **in the name of energy saving**.

Wood stoves are used for **heating**. Passive solar protection elements, ventilated roofs and natural ventilation chimneys provide **cooling**. The integration with modular internal air destratifier fans further lowers the perceived temperature inside the units.

At present, **electricity consumption** is **negligible** and does not even justify the expense and impact of a photovoltaic panel system.

and minimize environmental impact

A latest-generation solar thermal panel and gas boilers provide **hot water**.

A **rainwater recovery** system, on the other hand, provides irrigation for the garden of Mediterranean species. **Drainage** and **natural mulching** conserve soil moisture, while **compost** produced from food scraps, leaves and pruning fertilize it.



3 - Cabras – old centre – House Green – Renovated Campidanese house: garden

a Mediterranean garden and equipped outdoor spaces

In the outdoor spaces and in the garden we find **an orchard** with orange, mandarin, lemon, olive, peach, plum trees, caper bushes, rosemary, strawberry ground cover, thyme, sage, **medicinal plants**, and **colourful geraniums and roses**.

In the internal garden, facing the main kitchen, there is **a small wood-fired oven in raw earth**, as is traditional in Campidanese houses, for cooking food and making bread.



4 - Cabras – Casa Green – Campidanese ristrutturata: i giardini attrezzati



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a multipurpose property, perfect for any possible use

House Green offers the opportunity for **multiple uses**.

The property, in fact, can be a large and **comfortable private home**, or an **exclusive holiday home**. On the other hand, you can separate it into **two units again** (see the two entrances), or easily divide it into **mini-apartments**.

The property is sold **furnished**.

Energy class A.

Price: euro 650,000.

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5 - Cabras – old centre – House Green – Renovated Campidanese house: garden



6 - Cabras – old centre – House Green – Renovated Campidanese house: kitchen



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7 - Cabras – old centre – House Green – Renovated Campidanese house: kitchen



8 - Cabras – old centre – House Green – Renovated Campidanese house: living area



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9 - Cabras – old centre – House Green – Renovated Campidanese house: living area



10 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



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11 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



12 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



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13 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



14 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



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15 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



16 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



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17 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



18 - Cabras – old centre – House Green – Renovated Campidanese house: bedroom



19 - Cabras – old centre – House Green – Renovated Campidanese house: en-suite bathroom



20 - Cabras – old centre – House Green – Renovated Campidanese house: en-suite bathroom



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21 - Cabras – old centre – House Green – Renovated Campidanese house: en-suite bathroom



22 - Cabras – old centre – House Green – Renovated Campidanese house: traditional Sardinian oven



Cabras short info

The small town of Cabras, with about 9,000 inhabitants, is located on the western coast of Sardinia and is part of the province of Oristano. Cabras is 8 km from Oristano and 102 km from Cagliari - Elmas airport.

Lying on a fertile plain on the left bank of the Cabras Pond (or Mari Pontis - one of the largest ponds in Europe) Cabras includes a very large territory of arable land, unique quartz beaches, lagoons that have always been teeming with fish, and marshes crowded with sedentary and migratory birds.

To the west the territory overlooks the sea, with a coastal articulation of about 30 km that includes the Sinis peninsula and the two uninhabited islets of Mal di Ventre and Catalano.

The Cabras territory has been inhabited since the Neolithic, as the important village of Cuccuru is Arrius proves. In the Nuragic period, during the Bronze Age, it appears to be intensely populated, in fact there are approximately 75 nuraghi.

Around the 8th century BC, on a site already frequented by the Nuragic populations, the Phoenicians founded Tharros, a town that was inhabited continuously throughout the Carthaginian and then Roman periods.

The first documented settlements in the current centre of Cabras date back to the 11th century, when Tharros was definitively depopulated, also due to the incursions of North African pirates. The first inhabitants settled around the castle of which today only a few remains remain near the parish church.

The beaches of the Sinis peninsula are of great environmental interest. In fact, the Municipality of Cabras is the Management Body of the Marine Protected Area "Penisola del Sinis - Isola di Mal di Ventre" (established in 1997). In this still largely undeveloped coastline, the white sandy beaches of Is Arutas, Maimoni and Mari Ermi stand out for their beauty.

The Giants of Monte Prama

The Giants of Mont'e Prama are ancient sculptures dating back to the Nuragic civilization that were found by chance in 1974 in Mont'e Prama in the Sinis of Cabras. The statues were found broken into numerous fragments in connection with a vast necropolis currently consisting (2021) of about 150 burials.

The statues were sculpted in the round, each starting from a single block of calcarenite from quarries sixteen kilometres away as the crow flies. Their height varies between two and two and a half metres and, as in the depictions of the Nuragic bronzes, they represent archers, warriors and boxers. Together with the statues, sculptures depicting nuraghi were found, as well as numerous betyls of the "Oragiana" type, a typical artistic artefact present in the exedra of the giants' tombs.

The sculptural complex, recomposed after the restoration, consists of thirty-eight sculptures, including five archers, four warriors, sixteen boxers, and thirteen models of nuraghe.

Depending on the hypothesis, the "Kolóssoi" date back to the 9th century BC or even to the 13th century BC. A hypothesis that in any case makes Mont'e Prama the oldest and most numerous complex of statues in the round in Europe and the western Mediterranean Sea, as it precedes the "kouroi" of ancient Greece and is second only to Egyptian sculptures.

