



## Villa Nuxedda

**Immersed in uncontaminated nature** in the rural area of **Maracalagonis**, we offer a magnificent **three-hectare property**, with a **villa** and an **organic cultivation area**.



1 – Villa Nuxedda – Maracalagonis countryside – front veranda

### your dream of living surrounded by nature!

Located in the hills of Piscina Nuxedda, a **rural area of Maracalagonis** along **SS 125**, Villa Nuxedda is a **three-hectare estate** in an ideal area for those who want to live in **total privacy** in **contact with nature**. Surrounded by a vast area of uncontaminated **Mediterranean scrub**, the property is located **ten minutes from the village's services**, and twenty minutes from Cagliari and **the sea**.

### a property surrounded by greenery, with a splendid panorama

The house is located in the highest part of the about **three hectares land** and offers a **wonderful open view** from the veranda **to the sea**.

In fact, we are just ten kilometres as the crow flies from the first **beaches** and twenty minutes to the spectacular beach of **Mari Pintau**.

In this **upper part** of the land, which is **completely fenced**, you are amid the intense scent of the thick and colourful **Mediterranean scrub** that covers it.

The **lower part**, however, is **flat**, and **cultivable**. Here there are an **orchard** (with fig trees, pomegranates, persimmons, apples, pears, nashi, and plums), an about 1000 sqm **citrus grove** (with oranges, lemons, mandarins, and clementines), a **vineyard** with table grapes, and finally a beautiful **vegetable garden**. Fruit of the owner's passion, this area is cultivated **only with natural and organic methods** and without ever using chemical fertilizers or synthetic products.



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2 – Villa Nuxedda – Maracalagonis countryside – front veranda with open view

## a spacious and functional home, with outdoor spaces

This **115-sqm** home was built in 1999, and was **completely renovated in 2015**.

At the entrance we are welcomed by the **large living area**, a **49 sqm open space** designed as living room and dining room with a large **fireplace** in its centre. The living room overlooks the **front veranda** where you can eat surrounded by greenery and enjoy the **splendid view**.



3 - Villa Nuxedda – Maracalagonis countryside – view of the coast from the front veranda





The **kitchen** is open and semi-separated from the living room.

Set up in **2021**, it was **custom designed**. It is complete with a gas hob, electric oven, hood with external extraction, plenty of storage space and worktops.

In the **sleeping area** we find **two** large **double bedrooms** and one generous **single bedroom**, from which you access the spacious **terrace**.

**Two bathrooms**, with sanitary fixtures and a floor-level shower, complete the interiors.

**Finally**, the home has a large **70 sqm/h 2.50 m basement**, which you can use as a laboratory, a storage room, a cellar or a garage. You **access** this level **from outside**, also by car.



4 - Villa Nuxedda – Maracalagonis countryside – view of the coast from the property

## a property in an excellent state, with low environmental impact

- **high quality fixtures**

The fixtures were **replaced in 2015**, during the complete renovation, and have double-glazing, internal shutters and mosquito nets.

- **low energy impact heating**

In the living room there is a **pellet stove/boiler** with an exposed flame that heats the water for the **radiators** in all rooms. In the living room there is also a wood-burning stove.

In 2013, a **solar air panel** was also installed. This autonomous system heats the air using solar energy and sends it into the ventilation ducts, helping to keep the rooms warmer, drier and well ventilated during winter.

- **water and irrigation**

The property is connected to the **water of the land reclamation consortium of southern Sardinia**. This water irrigates all the land thank to the **various irrigation systems**.

The property also has **five external tanks** for collecting **both rainwater and consortium water**. Two 10,000-litre concrete tanks, two 5,000-litre plastic tanks and one 3,000-litre metal tank. All of them have an autoclave.

For **domestic water use**, the house has a **filtering system** that also includes an antibacterial UV filter.

- **mixed fiber/copper internet line**
- **partially furnished**
- **certified energy class B.**



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5 - Villa Nuxedda – Maracalagonis countryside – veranda with views, from the living area

## ten minutes to all services and to the splendid beaches

### *Distances*

The property is located 8 km to **Maracalagonis**, 14 km to **Quartu S. Elena**, and 13 km to **the sea**.

### *The village*

**Maracalagonis** is a village with an artisan tradition in the metropolitan area of **Cagliari**, in southern **Sardinia**. Its vast territory extends from the **Park of Sette Fratelli** to the beautiful coasts of **Geremeas** and **Torre delle Stelle**.

**Price: Euro 320,000.**

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6 - Villa Nuxedda – Maracalagonis countryside – living area





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7 - Villa Nuxedda – Maracalagonis countryside – living room



8 - Villa Nuxedda – Maracalagonis countryside – living area from the open kitchen



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9 - Villa Nuxedda – Maracalagonis countryside – custom designed kitchen



10 - Villa Nuxedda – Maracalagonis countryside – custom designed kitchen



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11 - Villa Nuxedda – Maracalagonis countryside – bedroom



12 - Villa Nuxedda – Maracalagonis countryside – bedroom





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13 - Villa Nuxedda – Maracalagonis countryside – bedroom



14 - Villa Nuxedda – Maracalagonis countryside – back of the house





15 - Villa Nuxedda – Maracalagonis countryside – view of the organic cultivation



16 - Villa Nuxedda – Maracalagonis countryside –a view of the area





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17 - Villa Nuxedda – Maracalagonis countryside – a view of the land



18 - Villa Nuxedda – Maracalagonis countryside – a view of the land





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19 - Villa Nuxedda – Maracalagonis countryside – a view of the coast from the property



20 - Villa Nuxedda – Maracalagonis countryside – the property





### Maracalagonis- short info

Surrounded by gentle hills, Maracalagonis has about eight thousand inhabitants and is located in the south-eastern part of the **Campidano** area, 15 kilometres to **Cagliari**.

It is renowned for its homemade pastries, basket weaving and Sardinian brocade costumes. Its territory, framed by the mountains of **Punta Serpeddi** and the **Oasis of Sette Fratelli**, extends as far as the coastal tourist localities of **Geremeas** and **Torre delle Stelle**.

It is an area **inhabited since prehistoric times** (third millennium BC), as is evident in the Eneolithic necropolis of **Cuccuru Craboni**, the Pre-Nuragic village of **Cann'e Sisa** and the remains of various **Nuraghi**. **Phoenician** and **Punic** populations later frequented it. During this period, as well as during the following **Roman** domination, this area in Sardinia was used for the cultivation of cereals.

In the **Middle Ages** various other little villages emerged in the current village area. Among them **Mara and Calagonis** belonged to the Giudicato of **Calari**. From 1416, in the **Aragonese age**, the union of these two centres gave origin to the municipality of **Mara de Calagonis**.

Today, Maracalagonis boasts a series of charming **beaches** in the eastern part of the **Golfo degli Angeli**, along the scenic road from Cagliari to Villasimius. Havens of light sand and blue sea, surrounded by green hills, 25 kilometres from the residential area. In the locality of Geremeas, shared with Quartu Sant'Elena, the territory of which includes the sandy shores of **Kala 'e Moru and Marongiu**, there is the beach of **Baccu Mandara** with its soft golden sand, washed by a green and turquoise sea. Continuing along the coast, you find Torre delle Stelle, another famous locality in the Maracalagonis territory, with its two breath-taking beaches of **Cann'e Sisa** and **Genn'e Mari**. In between them there is a promontory that is dotted with villas and tourist facilities, becoming a true village in summer.

In the hilly area of Maracalagonis we find the other hamlets of the municipality: **Villaggio dei Gigli**, **Villaggio delle Rose**, **Su Reu**, and **Monti Nieddu**.



Maracalagonis