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Villa Emozione

In **Santa Caterina di Pittinuri, Cuglieri in Sardinia**, we offer a magnificent **villa overlooking the sea, 100 metres to the beach**, with a **splendid open view of the bay**.



1 – S. Caterina di Pittinuri – Villa Emozione – living room from terrace

a seaside retreat in S. Caterina di Pittinuri, Sardinia

Villa Emozione is located in a truly **exclusive and privileged position!**

a unique position overlooking the coast, with spectacular views

Perched high above the sea, it overlooks the enchanting Santa Caterina di Pittinuri cove, in Località Scala sa Rughe. Its location inside a private lot enables a **completely unobstructed view of the sea**, with a picturesque rocky ridge and Mediterranean scrub, and the limestone cliffs of the cove.

The sea and beach are **100 metres below the house** and can be reached **via a pedestrian path** with a right of way.

You access the property via a small dirt road that leads directly to the villa, through an automatic gate.

large interiors on two levels with sea views

The villa is on **two levels**, beside a small underground cellar. With an **internal surface area of 203 sqm**, this house **needs renovation**.



2 – S. Caterina di Pittinuri – Villa Emozione

- * **Upper floor with sea view** (4 rooms, kitchen, 2 bathrooms, 2 terraces) *

On the upper floor (at parking level), you find a large entrance hall leading to a **living room with a fireplace and large panoramic windows overlooking the sea** and the village below. On this floor you also find a small **kitchen** and a sleeping area with a **double bedroom with en-suite bathroom, two more bedrooms**, and a **second bathroom**.

Finally, **two large terraces** offer **breath-taking sea views**.

- * **Lower floor with sea view** (3 rooms, bathroom, laundry room) *

You enter the lower floor via an **internal staircase** and a second **external entrance**. On this floor, there is a large **living room with a fireplace and large panoramic windows with sea views**, a laundry room, a **bathroom, two small rooms**, and a small covered veranda with sea views.

- * **Cellar** *

A staircase leads from the lower floor to a small underground cellar.

The property's land is **1,000 sqm**.

compliant property, with habitability certificate

This villa has **all the necessary permits**, is **certified** as **habitable**, and is connected to both the **water supply** and **public sewerage**.

a great opportunity with a big potentiality

Villa Emozione represents a **unique opportunity** for those seeking a **seaside home with unparalleled coastal views**, excellent **privacy**, and the **potential** to become a **prestigious residence thanks to careful renovation**.

Energy Class G.



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3 – S. Caterina di Pittinuri – Villa Emozione – upper living room

in one of the best known sea resort in Sardinian western coast

Santa Caterina di Pittinuri is a picturesque seaside village surrounded by relaxing beaches overlooking the Montiferru coast, in central-western **Sardinia**. A hamlet of **Cuglieri**, in the province of **Oristano**, it is about **14 km** from the municipality. It is populated primarily during summer, since is a popular sea resort for many tourists.

Price: euro 1000000.

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4 - S. Caterina di Pittinuri – Villa Emozione – a sea view from lower living room



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5 - S. Caterina di Pittinuri – Villa Emozione - a view from a side of the villa



6 - S. Caterina di Pittinuri – Villa Emozione - sea view from terrace



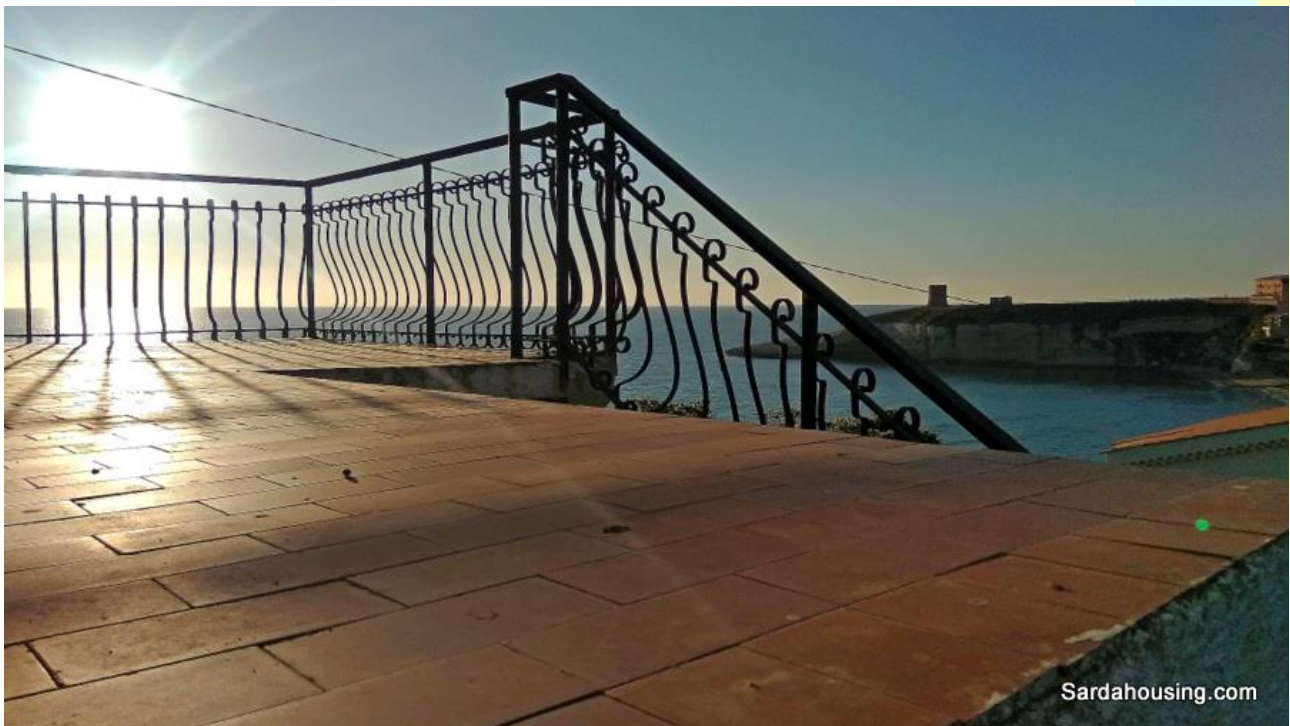
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6 - S. Caterina di Pittinuri – Villa Emozione – sea view from terrace



7 - S. Caterina di Pittinuri – Villa Emozione – view from entrance



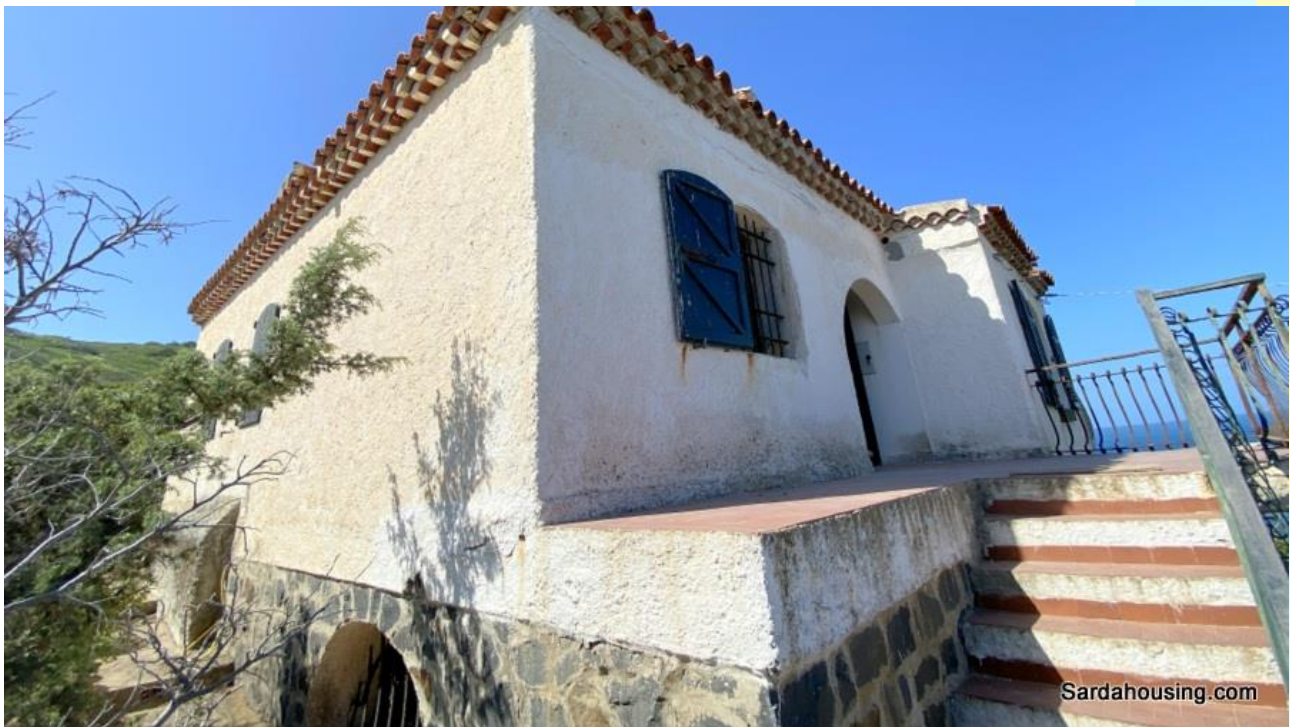
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8 - S. Caterina di Pittinuri – Villa Emozione – sea view from terrace



9 - S. Caterina di Pittinuri – Villa Emozione – entrance



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10 - S. Caterina di Pittinuri – Villa Emozione – view from a side of the villa



11 - S. Caterina di Pittinuri – Villa Emozione – one the villa's sides



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12 -S. Caterina di Pittinuri – Villa Emozione – upper bedroom and bathroom



13 - S. Caterina di Pittinuri – Villa Emozione – upper bedroom



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14 - S. Caterina di Pittinuri – Villa Emozione – upper bedroom



15 - S. Caterina di Pittinuri – Villa Emozione – lower living room