



VILLA FRANCESCA · SARDINIA · SANTEODORO · PUNTALDIA

Bedrooms 4+1 · Bathrooms 4+1 · Beds 12 · Beach 1 km

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This modern property with stunning sea views is situated in the desirable area of Puntaldia, south Olbia, on the north-east coast of Sardinia. The villa boasts a fine and elegant design, creating a cosy and comfortable atmosphere across two levels. Almost all areas of the villa offer breath-taking sea views, including all bedrooms with their independent entrances. The main floor comprises a double bedroom and a master bedroom, each with its own bathroom and walk-in closet. The master bedroom also features a private patio with spectacular sea views. The central living room boasts a spacious layout, with a patio leading to a dining room seating up to 8 guests and a fully equipped kitchen that opens out to a stunning garden area complete with professional Viking gas BBQ. There is a furnished patio with a relaxation area and two verandas, one internal and the other external with sea views, providing the perfect setting for outdoor lunches seating up to 12 guests.

The villa also includes a separate dependence, typically used by staff, featuring a small living room with a double sofa bed, a double bedroom, and a kitchenette, as well as a fully equipped laundry room with a dryer. On the secondary level, there is a twin bedroom and a double bedroom, each with private bathrooms and wardrobe zones. The double bedroom also features a hidden kitchenette. The villa's amenities include a gym with Technogym equipment, a large and wonderful swimming pool with a whirlpool, and a Turkish bath area. Surrounded by a well-maintained garden, the property also includes two outdoor parking spaces and a garage.



## FACILITIES

## DISTANCES

Air conditioning

Barbeque area

Bed sheets and towels

Dishwasher

Gym/Fitness area

Internet WI FI

Laundry Room

Microwave

Outdoor tanning beds

Oven

Parking

Pets allowed (on request)

Relax area

Satellite television

Swimming Pool

Turkish bath/Hammam

TV

Veranda with outdoor furniture

Washing machine

Wine cave

Olbia Airport: 25 km

San Teodoro: 7 km

Nearest beach: 1 km

Nearest supermarket: 1,5 km

Nearest restaurant: 2 km

Cagliari airport: 260 km



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