



MAIOR CAPITAL

**Maior Capital srl**

AGENCY — BUDONI

ARZACHENA — SARDEGNA

Sardinia - Costa  
Smeralda countryside |  
Arzachena | La Mendula |  
Elegant villa surrounded  
by Mediterranean  
maquis with swimming  
pool, parking space and  
2-hectare land

€ 1.250.000

PRICE

220 m<sup>2</sup>

SQUARE METRES

0

ROOMS

MAIOR CAPITAL






## DESCRIPTION

# Sardinia - Costa Smeralda countryside | Arzachena | La Mendula | Elegant villa surrounded by Mediterranean maquis with swimming pool, parking space and 2-hectare land

Only 10 minutes from the picturesque village of San Pantaleo and 15 minutes from the renowned Porto Cervo, this splendid villa represents an oasis of tranquility and beauty, immersed in the lush greenery of the Mediterranean maquis. The property is set on a plot of about two hectares with 35 olive trees, which create an authentic and relaxing atmosphere, typical of the Sardinian countryside. An elegant driveway leads to the villa, which is distinguished by its Sardinian architectural style, with juniper ceilings, wrought-iron finishes, terracotta floors and handcrafted custom-made furniture. The spacious and bright living area overlooks the garden and offers a splendid view of the surrounding greenery. The sleeping area offers three comfortable bedrooms: the master bedroom with en suite bathroom and access to a private veranda, a second bedroom also with access to the veranda, and a third bedroom equipped with a window that ensures brightness and a view of the garden. Outside, a well-kept garden and a swimming pool provide ideal spaces for relaxation. The large and green land

ensures an environment of peace and tranquility. The location of La Mendula, known for its privacy and proximity to the beaches of the Costa Smeralda™, makes this property a perfect option for those who want to live in a quiet environment, without sacrificing the convenience of being just minutes away from the most renowned centers such as Porto Cervo and Baja Sardinia. The villa, arranged on one level, includes: -Large living room with dining area -Kitchen - Comfortable utility room -Corridor -Master´s bedroom with en suite bathroom and access to private veranda -Two double bedrooms, one of them with access to a covered veranda Two bathrooms Features: Furnishings Split air conditioning in all bedrooms Centralized air conditioning in hall Land of about 2 hectares with 35 olive trees Patio with swimming pool Water reserve Well Underground gas cylinder Electric driveway and pedestrian gate Double uncovered parking space Why buy it? #1 Quiet location rich in privacy #2 Strategic location #3 Large private land #4 Property with high quality..

 **220 m<sup>2</sup>**  
AREA  
 **0**  
ROOMS  
 **2**

## FEATURES



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.



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