



MAIOR CAPITAL

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## Maior Capital srl

AGENCY — BUDONI

PALAU — SARDEGNA

# Charming villa with pool and sea view

€ 1.650.000

PRICE

223 m<sup>2</sup>

SQUARE METRES

5

ROOMS



## DESCRIPTION

# Charming villa with pool and sea view

A few minutes from the center of Palau, set in an exclusive residential context immersed in the nature of Gallura, we offer for sale a refined villa with swimming pool, which represents an authentic oasis of elegance and privacy, overlooking the crystal clear waters of the Archipelago of La Maddalena. Designed to ensure absolute comfort and total privacy, the property is developed on two levels and stands out for the spaciousness of the rooms, the attention to detail and the extraordinary panoramic views. The main level welcomes a bright living area with living area and open kitchen, in continuity with a covered veranda perfect for convivial moments outdoors, immersed in the scents and quiet of the Mediterranean scrub. The sleeping area consists of four elegant double bedrooms, all with en-suite bathrooms, as well as an additional service bathroom. The basement, with its own entrance, houses a comfortable, fully self-contained annex: a kitchen, a double bedroom with en-suite bathroom, a second double bedroom, a small bedroom and an additional full bathroom. A versatile space,

ideal to accommodate guests, staff or be used for tourism. Outside, a lush garden embellished with native essences and ancient olive trees surrounds the property, culminating in a beautiful swimming pool with sea view, a privileged place for relaxing moments in any season. The location, strategic and private, allows you to reach in a few minutes some of the most iconic beaches in the area, such as Capo d'Orso, Porto Pollo and La Sciumara. A prestigious residence, perfect synthesis of nature, comfort and authentic Mediterranean spirit. The villa is composed as follows: Ground floor: -Living room open space -Open kitchen -Four double bedrooms with en-suite bathroom -Service bathroom Basement: -Kitchen -Double bedrooms with en-suite bathroom -Second double bedroom -Family room -Bathroom Features: -Furniture -Fireplace - Air conditioning -Heating system with radiators -Spacious furnished verandas and sea view -Pool -Private garden -Covered parking area -Electrical gate Why buy this villa? #1...

 **223 m<sup>2</sup>**  
AREA

 **7**  
BATHROOMS

 **5**  
ROOMS

 **€ 1.650.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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