

Luogosanto – Sardinien

## A retreat in the wild beauty of Gallura

Property ID: IT254922129



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PURCHASE PRICE: 850.000 EUR • LIVING SPACE: ca. 500 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 100.000 m<sup>2</sup>

Property ID: IT254922129 - 07020 Luogosanto – Sardinien

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## At a glance

Property ID	IT254922129
Living Space	ca. 500 m²
Rooms	8
Bedrooms	6
Bathrooms	6
Year of construction	1850
Type of parking	8 x Other

Purchase Price	850.000 EUR
Commission	Subject to commission
Total Space	ca. 500 m²
Equipment	Terrace, Swimming pool, Fireplace

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## Energy Data

Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.



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## A first impression

This extraordinary property is nestled in one of Sardinia's most pristine and evocative landscapes-in the heart of Gallura's authentic nature. Majestic granite rocks, shaped by the wind, frame the estate, giving it protection, silence and an almost mystical atmosphere.

The historic stazzo, a typical 19th-century rural house, was once the hub of rural life in northern Sardinia. Today, the building has been lovingly restored, preserving the authenticity of the past and elegantly integrating every modern comfort.

Located in a strategically privileged position, south of Luogosanto and just a few minutes from the town center, the property offers breathtaking panoramic views stretching as far as the Bocche di Bonifacio. The area's most beautiful beaches - Vignola, Santa Teresa di Gallura, Rena Majore and Portobello di Gallura - are within easy reach, as is the renowned Costa Smeralda, from which, however, it remains pleasantly distant, far from the tourist hustle and bustle.

The property, named Stazzo Piandaina, covers an impressive 10 hectares, 3 of which are fully fenced. It is surrounded by lush Mediterranean vegetation, pervaded by the scents of myrtle, rosemary and wild herbs.

The main house measures about 220 m<sup>2</sup> and offers spacious and comfortable rooms: six bedrooms, six elegant bathrooms-some of them en-suite-two kitchens and a bright living room with a dining area and a traditional open fireplace, which lends warmth and character to the environment.

Several verandas open up around the house, creating a perfect harmony with the surrounding nature - including granite rocks, fragrant scrub and majestic views of the hills.

A manicured lawn of about 3,000 m<sup>2</sup>, equipped with an irrigation system, surrounds the house. In the middle of the garden, a beautiful swimming pool (18 x 6 m) with solarium invites relaxation: a true open-air retreat.

Completing the property are two historic accessory buildings (of 30 m<sup>2</sup> and 250 m<sup>2</sup>), three charming gazebos in the adjacent grove, a natural spring with several water wells, a small stream, and a vineyard to be redeveloped.

There is also an existing permit for the expansion of an additional 25 m<sup>2</sup> of living space.

The entire area is located in an area of archaeological significance, bordering the Hermitage of San Trano-a spiritual place situated atop a granite hill in the deepest heart of Gallura. An ancient refuge of two hermit saints, today it is a symbol of faith, surrounded by legends that animate its thousand-year history.

This landscape - rugged, wild and soul-soaked - is an authentic natural heritage. Yet the sea is just a stone's throw away: 18 kilometers of coastline with white sandy beaches and hidden coves make this region truly unique. Also nearby are Santa Teresa di Gallura, the Costa Smeralda and the city of Olbia, with its "Costa Smeralda" international airport.



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## Contact partner

For further information, please contact your contact person:

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