PROPERTY

Areas

Farm House
Ground floor - 190 Sq.Mt

Guest House
Ground floor - 47 Sq.Mt

Barn
Ground floor - 223 Sq.Mt
First floor - 213 Sq.Mt

Stables
Ground floor - 295 Sq.Mt
Costa Smeralda
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ECO-FRIENDLY COUNTRY FARM

Sardinia is truly unique and Costa Smeralda in the northern part of the island is one of the most beautiful natural areas, with white sandy beaches, crystal water, natural reserves and terrific panorama. One of the most visited regions in Italy, in August it is a destination for the international jet set.

The property is located next to the beautiful village of San Pantaleo, famous for its open-air market, less than 20 km and 25 minutes off from Olbia International Airport. The new polo field of Costa Smeralda is 5 km away. Portisco with its modern marina is less than 12 km off, while Porto Rotondo and Porto Cervo are less than 20 km away.

The property was conceived and built between 2003 and 2009 from scratch by the current owner, who has created it with the care we use for the things we keep for ourselves.

Maximum attention paid to the care and respect of the natural environment made the estate eco-friendly and almost completely autonomous in terms of supply.

To respond to the owners’ passion for human relations, nature, outdoors and sports the estate was conceived with all the facilities and comforts necessary to:

Have sufficient rooms to accommodate family, friends and guests, but maintain the possibility for each and all to enjoy their privacy;

Have a relaxing and very private environment with dozens of footpaths with panoramic views to rest, read or meditate;

Practice various sports: riding, tennis, swimming, walking or climbing.

The estate is self-financing. In the last 4 years the Farm has been used as a luxury vacation rentals providing net proceeds above the cost of maintaining the entire complex.
ECO-FRIENDLY COUNTRY FARM

Surrounded by over 23 hectares of unspoiled land with rocks, thousand of junipers and other trees, bushes and flowers, the property consists of the following buildings:

1. the "Farm House" features living room, dining room, powder room, kitchen, 3 double bedrooms with en-suite bathrooms and a large patio for alfresco lunch/dinner;

2. the "Guest House" features an open space with living room and a double bedroom, a bathroom and a private spa;

3. the "Barn" features:
   • 2 duplex flats each with living room, kitchen and dining area, powder room (ground floor), two double bedrooms with en-suite bathrooms (upper floor);
   • 2 upper floor studios each with private bathroom and kitchen (currently used as staff quarter);
   • A large laundry plus another large room for multiple uses overlooking the garden and the artificial pond;
   • 2 cover patios.

4. the “Stables” which can accommodate up to 10 horses, an office area, a bathroom, a storage area and a fenced horse working area;

The Farm is embellished by:

• the swimming pool with a brand new sundeck paved with stones;
• the artificial pond which can be transformed into a second pool;
• the tennis court;
• 6 rock climbing walls.

The garden around the property features automatic irrigation facilities.
Costa Smeralda