

Historic Village House with Panoramic Terrace Baunei, Italy

Property Code: 107-224-24

Property Location:

Sardinia

Baunei, Italy

Amenities:

Bedrooms: 2

Surface: 132 M²

Year Built: 1940



Description:

Authentic Restored Village House with Panoramic Terrace – Baunei, Sardinia

In the enchanting historic center of Baunei, one of Sardinia's most authentic and captivating villages, this beautifully restored traditional residence offers an exceptional opportunity to experience the timeless charm of the island's rich heritage.

Arranged over four levels and connected by an original stone staircase, the property combines authentic Sardinian architecture with modern comforts, creating a unique home where history, elegance, and contemporary living coexist in perfect harmony.

Originally a traditional village house, the residence underwent a careful renovation in 2014 that preserved its distinctive character while introducing updated systems and modern amenities, including air conditioning, renewed utilities, satellite television, and energy-efficient fixtures.

The interiors unfold across approximately 132 sqm, offering generous and versatile living spaces.

The ground floor welcomes guests with an inviting entrance, a bedroom, and a bathroom.

The first floor hosts the principal bedroom with its private bathroom, complemented by two balconies overlooking the beautiful valley below.

The second floor features a spacious dining area with an open-plan kitchen, enhanced by two additional balconies that frame the surrounding landscape and fill the interiors with natural light.

The third floor offers a comfortable living room leading towards the upper terrace, together with two further panoramic balconies that provide spectacular views across the valley.

At the top of the residence, the fourth floor accommodates a practical laundry area and culminates in a magnificent panoramic rooftop terrace. From this privileged vantage point, breathtaking 180-degree views extend across the Ogliastra countryside to the Mediterranean Sea, creating an unforgettable setting for outdoor living and entertaining.

The property benefits from renovated technical systems, modern energy-efficient windows, and is offered fully furnished, allowing immediate enjoyment of this remarkable residence.

Located in the heart of Baunei, the home is within walking distance of local shops, schools, restaurants, pharmacies, and everyday services, while the beautiful beaches of Santa Maria Navarrese, the marina, and the spectacular hiking trails of the Supramonte are all easily accessible. The strategic location between northern and southern Sardinia also provides convenient connections to the international airports of Olbia and Cagliari.

Combining authentic architecture, panoramic views, and modern comfort, this distinctive property is perfectly suited as a primary residence, an elegant holiday retreat, or a prestigious investment within one of Sardinia's fastest-growing tourism destinations.

A rare opportunity to own a timeless Sardinian home where every window frames the beauty of the sea, the mountains, and the enduring traditions of the island.

Nel caratteristico centro storico di Baunei, il vero lusso è rappresentato dal silenzio e dalla secolare bellezza del luogo. In questa magica posizione ERA Fides propone in Vendita un' affascinante casa di paese distribuita su quattro piani, collegati da tipica scala di pietra, ideale per chi desidera ampi spazi, versatilità d'uso ed una dimora tipica ricca di fascino. L'abitazione, una casa sarda del nucleo storico di Baunei, è stata sapientemente ristrutturata nel 2014 e vanta finiture tipiche unite a comfort moderni, quali aria condizionata caldo/freddo, antenna parabolica, moderni boiler elettrici ed impianti rinnovati. Vediamo la composizione degli ambienti:

- Piano terra
- Ingresso accogliente
- Camera da letto
- Bagno
- Primo piano
- Camera da letto principale
- Bagno padronale
- Due balconi con vista sulla vallata

Secondo piano

- Ampia sala da pranzo con cucina a vista
- Due balconi con vista sulla vallata

Terzo piano

- Soggiorno con scala verso il terrazzo
- Altri due balconi con vista sulla vallata

Quarto piano

- Scala terrazzo
- Zona lavanderia
- Terrazzo panoramico con vista a 180 gradi sulla vallata e sul mare

Caratteristiche principali

- Superficie totale: generosa metratura di 132 mq catastali, distribuita in modo funzionale
- Impianti rinnovati
- Infissi nuovi a risparmio energetico
- Completa di arredamento

- Classe energetica in fase di valutazione

Posizione

La casa si trova nel cuore di Baunei, a pochi passi da tutti i servizi (scuole, supermercati, farmacia, poste) e ben collegata alle splendide spiagge di Santa Maria Navarrese, al porto turistico e ai sentieri del Supramonte. Un autobus di linea collega il paese a Cagliari. Il paese si trova a metà strada tra gli aeroporti di Olbia e Cagliari, ed è raggiungibile anche in traghetto con la linea Genova - Olbia, oppure Civitavecchia - Arbatax

Perché scegliere questa casa

Perfetta come residenza principale, casa vacanze o investimento per affitti turistici, grazie al crescente interesse per la zona. Spazi generosi, privacy e viste mozzafiato sulla natura dell'Ogliastra rendono questa proprietà davvero unica.

Non lasciarti sfuggire questa occasione!

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