



Porto Cervo/Costa Smeralda villa



FEATURES:

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|-----------------|--------------------|
| Property type | Residential, Villa |
| Brokerage | Sell |
| Surface (sqm) | 230 |
| N. local | 6 |
| Bedrooms | 4 |
| Bathrooms | 3 |
| Energy rating | G>175 |
| Floor | ground floor |
| Garden | yes |
| Balcony/Terrace | yes |

DESCRIPTION:

Villa Petra Manna is a private property, in the heart of the Costa Smeralda, in Petra Manna, not far from the Celvia beach. The privileged position allows you to reach the Celvia beach on foot in just 5 minutes, as well as the renowned beaches of Capriccioli and Cala di Volpe. Even essential services such as restaurants and bars, such as Bar Baretto, Vesper and Pirata a Capriccioli, are easily accessible on foot. Villa Petra Manna is an exclusive residence located in a quiet private street with 24/7 security service from the Costa Smeralda Consortium.

An example of the art of master Couelle, **perfectly camouflaged in the Mediterranean nature (approximately 3,500 m²)**, surrounded by large granite monoliths, tafoni and typical natural Sardinian rocks shaped by the wind. The property is spread over an area of 230 m² and offers a large living room with fireplace, kitchen, dinette, 4 bedrooms, 3 bathrooms. The large windows surrounding the villa allow access to the outdoor spaces equipped with seating with tables and barbecues.

Villa Petra Manna **guarantees absolute privacy** thanks to the lush vegetation that surrounds the villa. The villa offers a **swimming pool** with separate areas for adults and children, perfect for moments of relaxation and family fun. It also has a comfortable outdoor shower and two covered parking spaces. The villa is impeccable, **fully furnished and equipped**, with a modern hot/cold air conditioning system and a sophisticated alarm system equipped with latest generation cameras, thus guaranteeing comfort, safety and tranquility for its guests. **Private Negotiation.** G energy class.



Frame the QR CODE to view the property on our website



PLANIMETRY 1:

