



Exclusive Country Estate

Costa Smeralda, Sardinia, Italy

CHRISTIE'S
GREAT ESTATES®

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Beautifully located on pristine and unspoiled land, this exceptional property has been designed to provide luxurious comfort and an active outdoor lifestyle. Encompassing a farmhouse, converted barn, and guest house, this estate can accommodate up to 20 people and offers a very privileged location blending proximity to the Costa Smeralda with ultimate privacy.

THE PROPERTY: Set within a 40-hectare estate, this offering includes 7.2 hectares, or approximately 18 acres, with an additional 6 hectares, or roughly 15 acres, available. This magnificent farm was created in 2003 by the current owners to pursue their interests in sports and the great outdoors. Facilities for riding, tennis, and swimming are provided within a relaxing environment that also offers a spa, paths and walkways, and lovely panoramic spots for resting, reading, or meditating.

THE BUILDINGS: The spacious and inviting farmhouse features living and dining rooms, a kitchen, an entrance with a guest powder room, a terrace, and three double bedrooms with en suite bathrooms. In the converted barn, east and west wings each have a ground-floor living room, a kitchen and dining area, a guest powder room, a covered terrace, and two double bedrooms with en suite bathrooms. North and south upper-floor studios each have a private bathroom and kitchen. A central laundry and a gym overlooking the biological pond and gardens round out the impressive offerings. The charming guest house includes a double bedroom with an en suite bathroom, a sitting room, and a private spa.

OTHER HIGHLIGHTS: A riding school, a stable for up to 10 horses, a tennis court, and a swimming pool with a teak sundeck are included among the estate's numerous superb amenities. The current owners have used the facilities to breed event horses as well as sheep for producing lamb and local cheese. The building materials, finishing, and equipment of the estate are designed to the highest standards. Private mooring in Porto Rotondo and a well-known 1909 classic yacht of 16 meters are also available upon request.

PRIME LOCATION: Situated less than five kilometers, or approximately three miles, from the sea, this exquisite farm enjoys proximity to Olbia International Airport, Porto Rotondo and Porto Cervo, and the new polo field of Costa Smeralda. The wild beauty of the countryside, the peace and quiet of the off seasons, and the warm hospitality of the local inhabitants, all add up to an incomparable property.

Price upon request.



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