



## Agricultural property Sa Spinarba



### Information de l'agent

Nom:	michele sirchia
courriel:	info@sardahousing.com
Nom de compagnie:	Sardahousing
Pays:	Italie
Experience since:	2001
Type de service:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Other
Téléphone:	+39 (329) 074-1198
Languages:	English, Italian
Site web:	<a href="http://www.sardahousing.com">http://www.sardahousing.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 363,690.35

#### Location

Pays:	Italie
État/Région/Province:	Sardaigne
Ville:	Soleminis
Adresse:	sa spinarba
Indicatif régional:	09040
Soumis:	07/03/2025

#### Description:

Agricultural property Sa Spinarba  
panoramic and surrounded by greenery

In Soleminis, in Cagliari hinterland, we offer a beautiful agricultural property with a producing vineyard and two buildings.

Agricultural property Sa Spinarba is located in Località Sa Spinarba, 1 km to the village of Soleminis in the hinterland of Cagliari.

The estate is located in a panoramic hilly position, facing south in a non-isolated area in the countryside



near the village and consists of two buildings and four hectares land that are cultivated with vineyards.

Built in 2003, the property includes:

- a 110 sqm civilian home in a good state, consisting of a living room with fireplace, a kitchen, three bedrooms and a bathroom; heating with pellet stove;
- A 100 sqm warehouse, used as a cellar, with a large room with fireplace and a bathroom.
- A 4-hectare irrigated and well-kept producing vineyard, (Bovale, Nuragus, Cannonau and Monica, for approximately 10,000 litres of wine per year);
- A regularly authorised artesian well;
- Winemaking equipment and agricultural vehicles (sold together with the property);
- There are also fruit trees on the land.

The property is completely fenced and has two entrances with access from an asphalt road.

The location of the property makes it perfect for those who love the green and quiet spaces of the countryside, but not far from services. Furthermore, the facilities included and the excellent condition of the vineyard represent a great opportunity for those who also want to dedicate themselves to producing their own wine.

The village of Soleminis offers all the main services and is connected to Cagliari with the light metro that takes about twenty minutes Cagliari centre. Finally, in less than half an hour by car, you can reach the most beautiful beaches of southern Sardinia and several golf courses. Cagliari - Elmas airport is 20 km away.

Energy Class E.

Price: euro 320,000.

[info@sardahousing.com](mailto:info@sardahousing.com) - [www.sardahousing.com](http://www.sardahousing.com)

<https://www>

Nouveau:	Non
Condition:	Good

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	210 m <sup>2</sup>
Dimesions du lot:	40000 m <sup>2</sup>

## Room details

Total rooms:	5
--------------	---

## Utility details

Heating:	Oui
----------	-----

## Energy efficiency

Energy Consumption:	E
---------------------	---

## Lease terms

Date Available:



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

---

## Information additionnelle

Lien URL du site web:

<https://www.sardahousing.com/en/real-estate/countryhouse-for-sale-soleminis-agricultural-property-sa-spinarba/>

## Contact information

Téléphone:

+39 (32907) 411-98

IMLIX ID:

IX6.276.537

