



## Two apartments in an independent house, Soleminis



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 95,000

#### Location

Country: Italy  
State/Region/Province: Sardinia  
City: Soleminis  
Address: via nobile, 18  
ZIP code: 09040  
Posted: Nov 10, 2024

#### Description:

**Apartments Nobile and Lussu**

block sale of a building with two independent units

In Soleminis, 15 km from Cagliari, we offer as a block sale a building divided into two independent apartments to be restored.

The Nobile and Lussu apartments are located in a building in the centre of Soleminis, in Cagliari hinterland, and have completely independent entrances from two different streets.

From Via Nobile you enter an apartment consisting of: a 90 sqm mezzanine floor with four rooms,



hallway, bathroom and balcony (3 sqm) and of an above ground 50 sqm basement at the level of the 200 sqm garden.

From Via Lussu you access the second apartment which consists of two levels (100 sqm each), beside a 100 sqm courtyard area and two balconies. On the first floor there are four rooms and a bathroom, and on the second floor, connected by an internal staircase, you find four more rooms and a bathroom. All in its raw state, to be completed.

The village of Soleminis offers all the main services and is connected to Cagliari with a surface metro that takes you to the Cagliari center in about twenty minutes. In less than half an hour's drive, finally, you reach the most beautiful beaches of southern Sardinia and several golf courses. Cagliari - Elmas Airport is 20 km.

Energy class G. IPE > 175 kWh / sqm per year - data awaiting certification.

Block sale price for both apartments: euro 95000.

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<https://www.sardahousing.com/en/real-estate/apartments-for-sale-nobile-lussu-soleminis/>

<https://youtu.be/7DHidIMqxgk>

<https://www.youtube.com/watch?v=7DHidIMqxgk>

### soleminis info

About 20 Km from Cagliari, the village of Soleminis (1834 pop.) lies in a hilly area of the Campidano of Cagliari, on the border with the mountains of Serpeddì.

In one of the most fertile areas in southern Sardinia devoted to agropastoral activities (vines, olives and cereals), this village is characterized by the production of bread and

New:	No
Condition:	Must be reformed

### Common

Bedrooms:	11
Bathrooms:	3
Finished sq. ft.:	340 sq m
Lot Size:	300 sq m

### Room details

Total rooms:	12
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### Utility details

Heating:	No
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### Energy efficiency

Energy Consumption:	G
Energy Use (kWh/m <sup>2</sup> /year):	175



## **Building details**

Outdoor Amenities: Balcony/patio, Fenced yard, Garden  
Number of Floors: 4

## **Lease terms**

Date Available:

## **Additional information**

Website URL: <https://www.sardahousing.com/en/real-estate/apartments-for-sale-nobile-lussu-soleminis/>

## **Contact information**

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