



## Two apartments in an independent house, Soleminis



### Informações do Revendedor

Name:	michele sirchia
e-mail:	info@sardahousing.com
Nome da Empresa:	Sardahousing
País:	Itália
Experience since:	2001
Tipo de Serviço:	Selling a Property
Specialties:	Buyer's Agent, Listing Agent, Relocation, Short-Sale, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Other
Telefone:	+39 (329) 074-1198
Languages:	English, Italian
Website:	<a href="http://www.sardahousing.com">http://www.sardahousing.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 103,369.83

### Localização

Country:	Itália
State/Region/Province:	Sardinia
Cidade:	Soleminis
Address:	via nobile, 18
CEP:	09040
Adicionado:	21/07/2024

#### Informação adicional:

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 centre 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.

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

<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

Novo: Não  
Condição: Must be reformed

## Comum

Quartos de dormir: 11  
Banheiro: 3  
Pés quadrados acabados: 340 m<sup>2</sup>  
Tamanho do lote: 300 m<sup>2</sup>

## Room details

Total rooms: 12

## Utility details

Heating: Não

## Energy efficiency

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



## Building details

Outdoor Amenities: Balcony/patio, Fenced yard, Garden  
Número de pisos: 4

## Lease terms

Date Available:

## Informação adicional

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

## Contact information

Telefone: +39 (32907) 411-98  
IMLIX ID: IX5.929.775

