



Property 1708344421



**Number of beds: 10**  
**Bedrooms: 5**

#### Pets Allowed

An additional fee of € 300 applies for pets.



**Air Conditioning Throughout**  
Included in the price.



**Air Conditioning In The Bedrooms**  
Included in the price.



**Hair Dryer In The Bathrooms**



**Barbecue**



**Fireplace**



**Fibre Internet**



**Internet in the garden and common areas**

Located in a quiet area and suitable for yoga retreats

#### The Villa is Less Than 15 km From a Golf Course

The garden of the property stretches to the edge of the Puntaldia Golf Club, with views of the eighth hole, offering guests easy access to the course.

The maximum distance from the city centre is 1.5 km

The villa is 500 metres from Puntaldia.



**Dishwasher**



**Washing Machine**

Mattress sizes and bed dimensions

5 bedrooms, including 4 double bedrooms + 1 twin room.All double and single beds are standard size.

### Nearby

La villa si trova a 500 metri da Puntaldia, dove è possibile trovare ristoranti e tutti i servizi necessari.



### Parking Space

External parking area just outside the property, managed by the local consortium, with several parking spaces available.



### Swimming Pool

8 x 5 m.Depth: 1,20 m.



### Heating

Air conditioning (split units) in the bedrooms and living room, included in the price.



### Satellite TV



### Sea Views



### Wi-Fi

### Insect Screens

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Villa d'Angelo is 23 km from Olbia Costa Smeralda Airport, 151 km from Alghero-Fertilia Airport, and 254 km from Cagliari Elmas Airport. The villa is 500 m from Puntaldia, 8 km from La Cinta Beach, 9 km from Baia Salinedda, 10 km from Capo Coda Cavallo, 10 km from San Teodoro, 11 km from Porto San Paolo, 15 km from Murta Maria, 21 km from Budoni, 25 km from Loiri Porto San Paolo, 26 km from Olbia, 40 km from Porto Rotondo, and 53 km from Porto Cervo.

## FEATURES

- 5 Bedrooms (4 Double Bedrooms + 1 Twin Room)
- 3 Bathrooms (1 En-Suite Bathroom + 2 Shared Bathrooms)
- Private Pool with Sunbathing Area
- Well-Equipped Kitchen
- Living and Dining Area
- Panoramic Rooftop Terrace
- Charming Gazebo for Outdoor Dining
- Well-Equipped Barbecue Area
- Generous Garden
- Washing Machine and Iron
- Fridge and Freezer
- Microwave and Bosch Oven
- Kettle and Coffee Machine
- Dishwasher
- Outdoor Shower
- Air Conditioning (in all Bedrooms)



# DESCRIPTION

## VILLA D'ANGELO - SAN TEODORO

5 Bedrooms

### Location and Surrounding Area

Property 1708344421 is ideally located on the beautiful north-eastern coast of Sardinia, in the exclusive Puntaldia estate, between Olbia and San Teodoro. Surrounded by pristine beaches with crystal-clear waters, including Cala Brandinchi, Lu Impostu, and La Cinta, the villa offers breathtaking views of Tavolara and Molara Islands. Guests also have easy access to the Puntaldia Golf Club, perfect for golf enthusiasts seeking a picturesque setting to enjoy their favourite sport.

Puntaldia, Porto San Paolo, and La Cinta are three beautiful spots on Sardinia's northeastern coast. Puntaldia is a peaceful village with luxury villas and quiet beaches, ideal for a relaxing getaway. Porto San Paolo, nearby, is a lively town with a marina offering boat trips to Tavolara Island and stunning waters to explore. La Cinta, one of the island's most popular beaches, features wide sandy shores perfect for sunbathing or water sports. These areas offer a mix of relaxation, adventure, and natural beauty.

Baia Salinedda and Capo Coda Cavallo are two of Sardinia's most beautiful coastal spots, known for their clear waters and stunning beaches. Located on the island's northeastern shore, the area offers sandy shores like Salinedda Beach, where the sea meets golden sand. The landscape is a mix of rugged cliffs, lush greenery, and vibrant marine life, making it a haven for nature lovers. Capo Coda Cavallo, with its dramatic views of Tavolara Island, is ideal for hiking and watching wildlife.

San Teodoro is a vibrant coastal town known for its stunning beaches and lively atmosphere. Located in the northeastern part of Sardinia, it offers a mix of sandy shores, crystal-clear waters, and scenic landscapes. The town is popular for its lively centre, full of shops, restaurants, and bars, while its nearby beaches, such as La Cinta, are perfect for sunbathing and water activities. San Teodoro is also a great base for exploring the surrounding areas, including the beautiful Tavolara Island and the rugged coastline.

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### The Property

Nestled on the picturesque north-eastern coast of Sardinia, Property 1708344421 offers an exclusive escape in the prestigious Puntaldia estate, just a short distance from San Teodoro. With a private swimming pool, a panoramic terrace, and a meticulously maintained garden, this stunning villa is the perfect destination for those seeking a luxurious retreat. Villa d'Angelo accommodates up to 10 guests in five bedrooms (four double bedrooms and a twin room) split between the main house and the dépendance.

Property 1708344421's expansive outdoor spaces are truly remarkable. The large garden stretches to the edge of the Puntaldia Golf Club, with views of the eighth hole and the crystal-clear waters of the Mediterranean. The private pool is surrounded by a spacious sunbathing area, ideal for enjoying the Sardinian sunshine. A panoramic rooftop terrace offers stunning views of the sea and Tavolara Island. For al fresco dining, a charming gazebo and well-equipped barbecue area provide the perfect setting.

Inside, the villa perfectly combines traditional Sardinian style with modern comforts. The spacious living area is flooded with natural light from large windows that open onto the covered veranda and the lush, landscaped garden. The elegant interiors are decorated with exquisite Sardinian fabrics and furnishings, creating a warm and inviting atmosphere. The well-equipped kitchen, adorned with original Cerasarda tiles, allows for seamless cooking experiences, adding a touch of authentic charm.

The villa's five bedrooms, comprising four double rooms and one twin room, are spread across the main villa and the dépendance. The master bedroom in the main villa, located at the front of the garden,

features an en-suite bathroom with a shower. Additionally, the main villa includes two double bedrooms that share a bathroom with a bathtub with shower. The bedrooms in the dépendance, a double bedroom and a twin room, share a bathroom with a bathtub with shower. Every room is equipped with air conditioning, as well as a TV and Wi-Fi.

PHOTOS















