

Cannigione – Sardinien

# Finely furnished apartment on two levels with swimming pool

Property ID: IT252942302



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 650.000 EUR • ROOMS: 6**

Property ID: IT252942302 - 07021 Cannigione – Sardinien

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Property ID: IT252942302 - 07021 Cannigione – Sardinien

## At a glance

|             |             |
|-------------|-------------|
| Property ID | IT252942302 |
| Rooms       | 6           |
| Bedrooms    | 5           |
| Bathrooms   | 5           |

|                |                        |
|----------------|------------------------|
| Purchase Price | 650.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 200 m <sup>2</sup> |
| Equipment      | Swimming pool          |

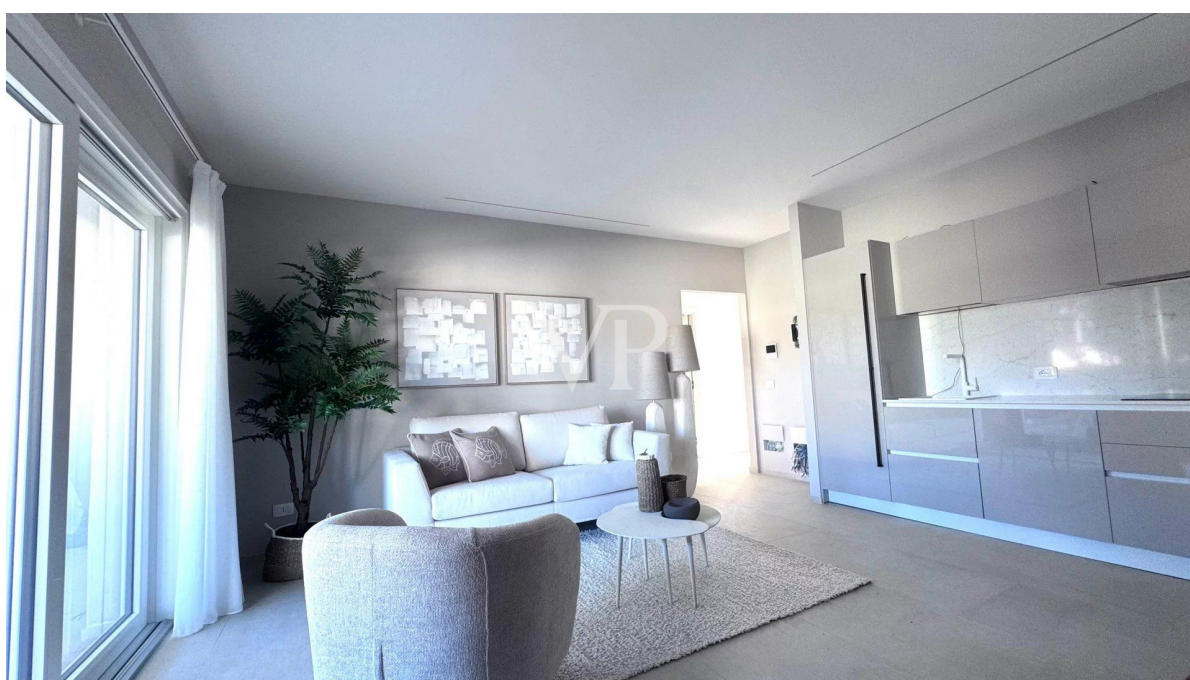
Property ID: IT252942302 - 07021 Cannigione – Sardinien

## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Underfloor heating                                                          |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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## Floor plans

|        |            |                        |
|--------|------------|------------------------|
| Scala: | Clienti:   | 19-12-24               |
| 1:50   | SIG-MATERA | APT. 3 Piano Interrato |

APPARTAMENTO 3  
Piano interrato  
IMPIANTI ELETTRICI

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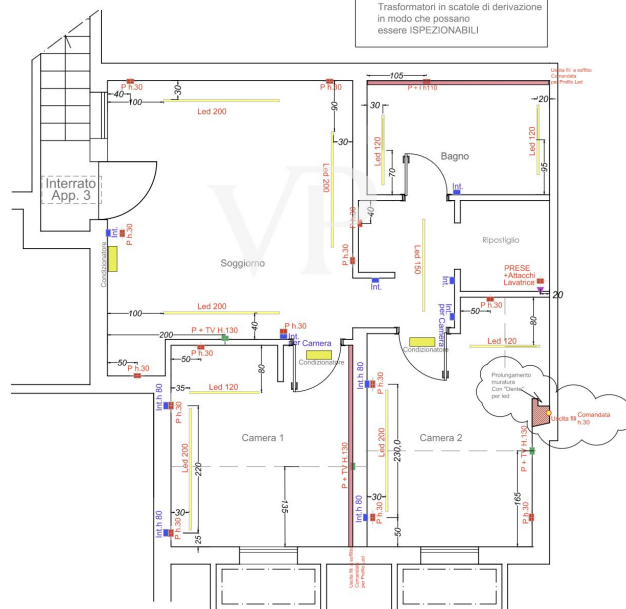
IMPIANTI ELETTRICI

### LEGENDA

### Profilo Led Incasso L16

### Led Profile SNL 80

NB a Riguardo dei Profili  
ad icasso in legenda  
PREVEDERE la Posizione dei  
Trasformatori in scatole di derivazione  
in modo che possano  
essere ISPEZIONABILI



Scale: | Cliente: | 19-12-24  
1:50 | SIG-MATERA | APT. 3 Piano interrato

APPARTAMENTO 3  
Piano interrato  
CON MURI QUOTATI



Scala: 1:50  
Oggetto: SIG-MATERA  
Data: 19-12-24  
APT. 3 Piano Interrato

APPARTAMENTO 3  
Piano interrato  
CON ARREDI INSERITI



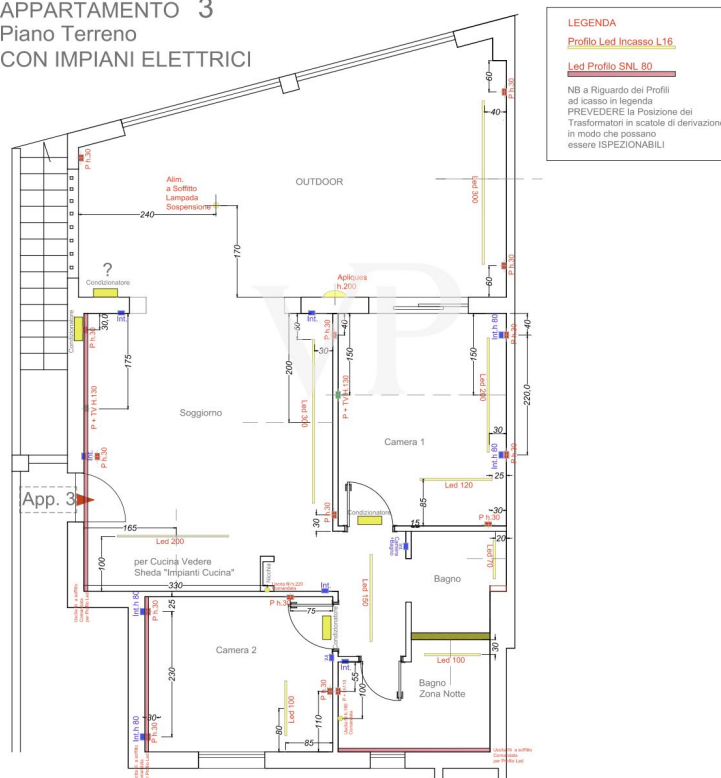
Scala Centro  
1:50 SIG-MATERA  
29-12-24  
APT. 3 Piano TERRENO

APPARTAMENTO 3  
Piano Terreno  
CON ARREDI INSERITI



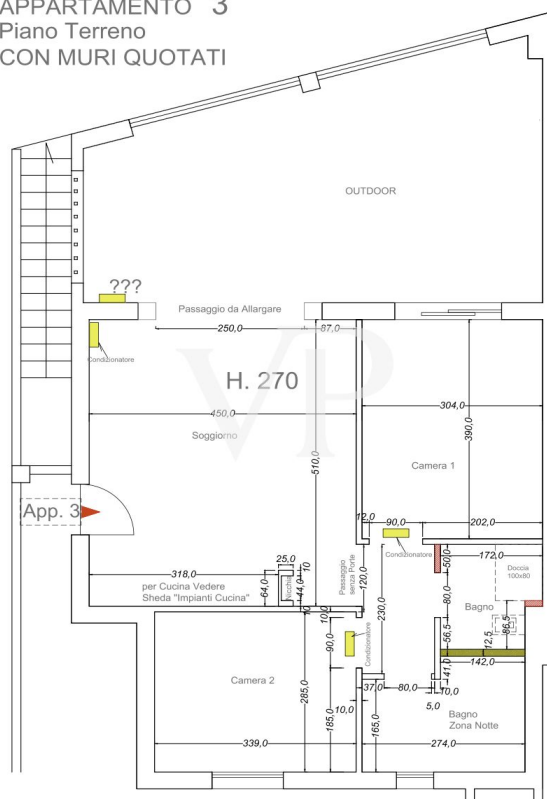
Scala: 1:50 Client: SIG-MATERA 02-12-24  
APT. 3 Piano TERRENO

### APPARTAMENTO 3 Piano Terreno CON IMPIANTI ELETTRICI



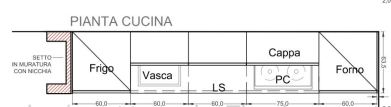
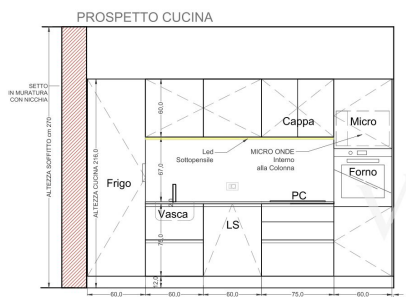
Scale: 1:50 Client: SIG-MATERA 35-12-24  
APT. 3 Piano Terreno

### APPARTAMENTO 3 Piano Terreno CON MURI QUOTATI

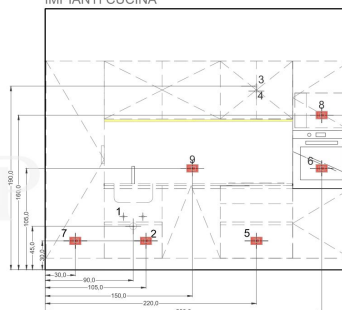


Scale: 1:25 Client: SIG-MATERA 35-12-24  
APT. 3 Piano Terreno

### APPARTAMENTO 3 Piano Terreno



### IMPIANTI CUCINA



LEGENDA  
1 - Carico e scarico ACQUA  
2 - Presa Shuko LAVASTOVIGLIE  
3 - Uscita fili LED Comandata  
4 - Uscita fili per Cappa e illuminazione  
5 - Presa Shuko per PIANO COTTURA  
6 - Presa Shuko FORNO  
7 - Presa Shuko FRIGO  
8 - Presa Shuko MICRO  
9 - Presa Shuko Piccoli Elettrodomestici + Interruttore Led

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In the heart of the renowned resort of Cannigione, this elegant two-level apartment is the perfect combination of modern comfort, spaciousness and Mediterranean lifestyle--fully furnished and ready to live in.

With a gross floor area of approximately 200 m<sup>2</sup>, the apartment offers a well-thought-out distribution of space on two floors: an open-plan living area with modern kitchen, several bedrooms and refined bathrooms create a bright and welcoming environment. Features include underfloor heating, air conditioning, and a fully equipped kitchen with dishes, glasses, and cutlery-ideal for an immediate move-in.

Access to the small residence's condominium pool provides a cool oasis on hot summer days - perfect for moments of relaxation and pleasure.

The location is quiet but central: the center and port of Cannigione are within walking distance, as are stores, restaurants and the beach.

This apartment combines elegant living with Mediterranean charm - ideal for those seeking an upscale home in one of Sardinia's most beautiful areas.

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## Details of amenities

- Underfloor heating
- Air conditioning
- Modern furnishings
- Public parking
- Heat pump for heated water
- Triple glazing
- Shutters

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## All about the location

Airport: 30 km

Harbor: 2 km

Sea: 2 km

Doctor: 1 km

Hospital/Clinic: 30 km

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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