ORIZZONTE CASA
IMMOBILIARE

Your Horizon in Sardinia.

A turnkey B&B and coastal retreat in La Caletta.



NotebookLM



The Perfect Balance of Tradition and Modernity

Price
439,000 €

Size
190 sqm

Bedrooms
4

Bathrooms
4

Total Rooms
9

Condition
Active / Turnkey

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400 Meters to the Mediterranean Sea

Positioned in La Caletta di Siniscola, the property offers easy access to pristine beaches, vibrant local amenities, and world-class water sports. It delivers the ultimate coastal lifestyle—a perfect balance of tranquility and accessibility for both family living and guest hospitality.

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A Private Oasis in the Village

Built in 1985 and masterfully updated, this detached village house offers absolute privacy. The modern facades, welcoming entryways, and low-maintenance green spaces create an immediate sense of arrival for guests and owners alike.

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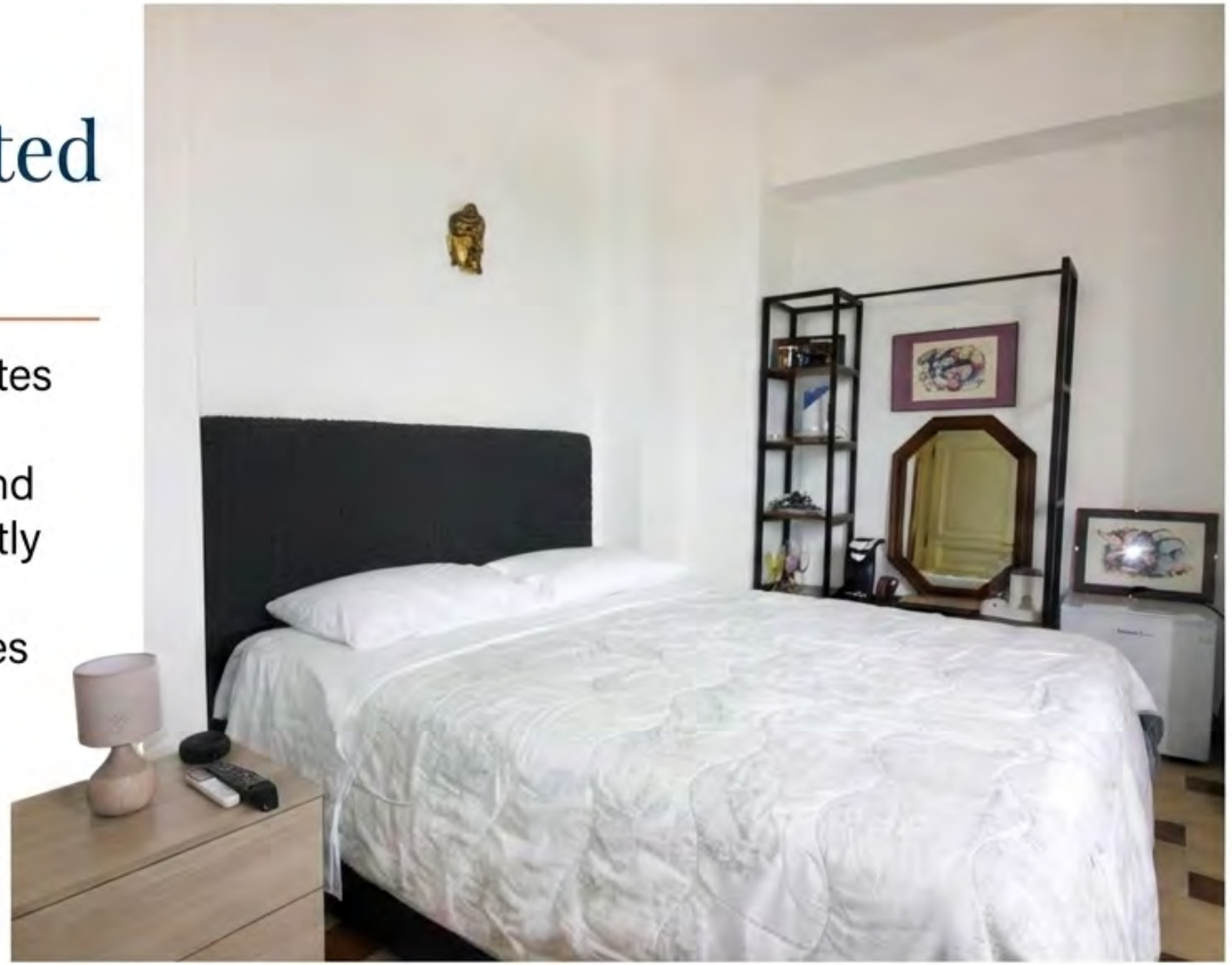
Ready for Immediate Habitation and Hosting

The property is sold fully furnished. The expansive living areas blend traditional warmth with modern elegance, providing a highly refined atmosphere ready for immediate guest reception or family living. Includes high-speed internet connectivity for remote work or guest convenience.

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Four Dedicated Guest Suites

The floorplan incorporates four meticulously appointed bedrooms and four bathrooms. Currently operating as an active active B&B, these spaces are fully optimized to guarantee maximum comfort, privacy, and relaxation for visiting guests.



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Authentic Sardinian Character

Carefully crafted interior details reflect the heritage of the region. This unique interior décor creates a welcoming, boutique atmosphere that differentiates the property and drives memorable guest experiences.



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Elevated Outdoor Living

A covered rooftop terrace offering sweeping views of the town. This versatile outdoor space serves as the perfect setting for morning guest breakfasts or private evening relaxation under the Sardinian sky.

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The Dual Value Proposition: Live & Earn

The B&B Experience



190 sqm Main House.
4 Bedrooms / 4 Baths
Dedicated communal living and hosting spaces.
Ready-to-operate revenue stream.

The Owner's Retreat



Self-Contained Basement Mini-Apartment
3 distinct rooms.
Provides total privacy for the owner-operator without sacrificing guest capacity.

Maximum functional flexibility. Live on-site privately while managing a high-yield B&B, or rent both tiers for maximized investment returns.

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Class A1 Energy Efficiency



Photovoltaic Panels

Dramatically reduces overhead and environmental impact.



Climate Control

Modern air-conditioning systems ensuring year-round comfort.



Thermal Insulation

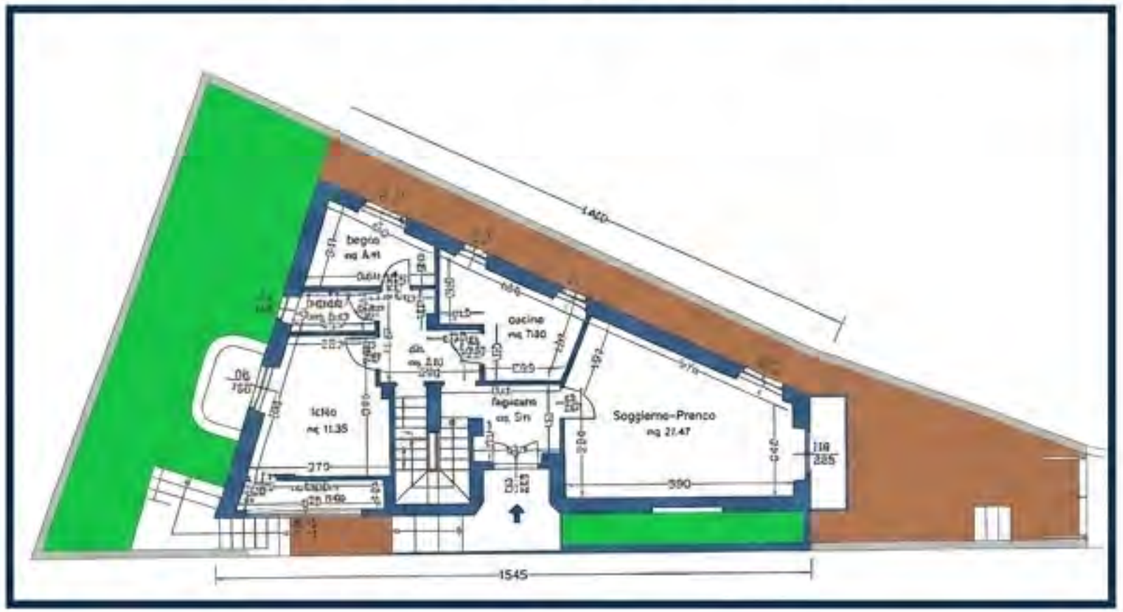
High-quality double glazing sealing the home against heat and noise.

A 1985 construction masterfully updated to elite eco-standards, ensuring high margins for the business operator.

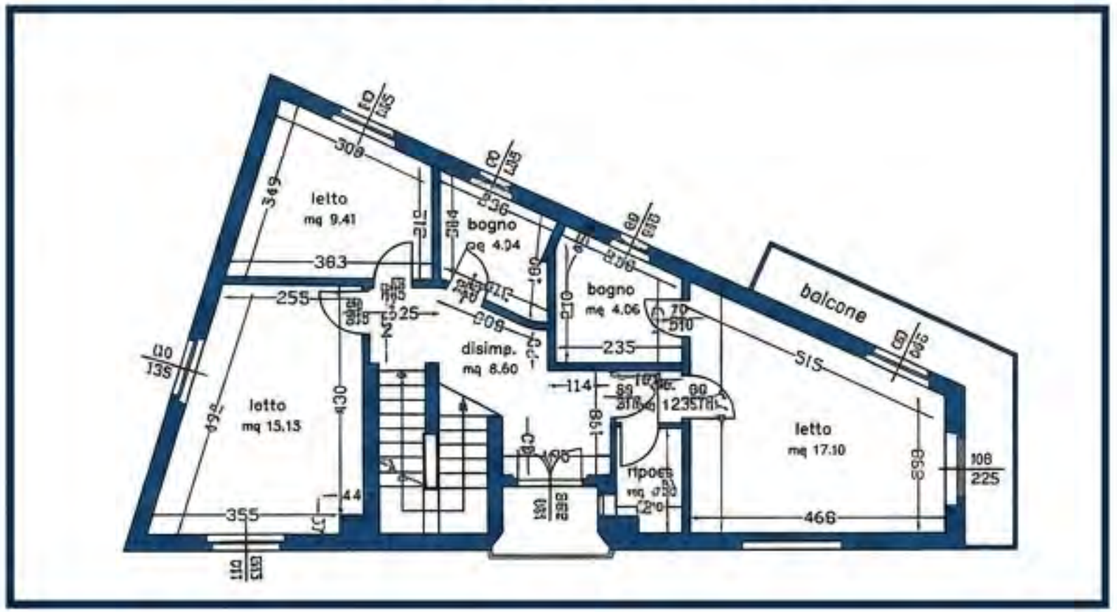
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Architectural Flow: Communal to Private

Ground Floor (Piano Terra)



First Floor (Piano Primo)



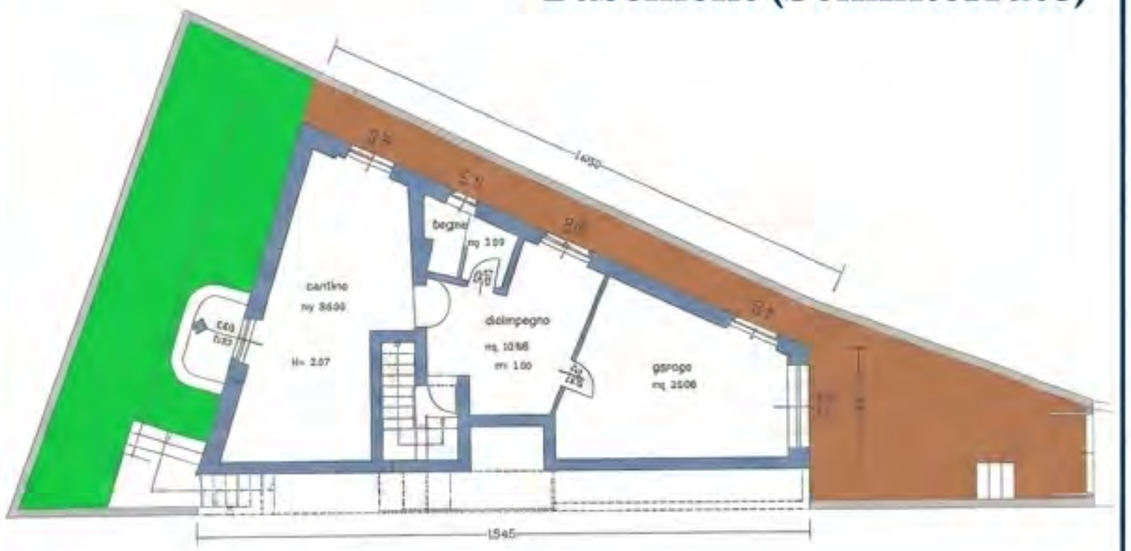
Navigating the primary 190 sqm layout. The ground floor prioritizes welcoming communal spaces and a large living/dining area, smoothly transitioning to the dedicated guest sleeping quarters on the first floor.

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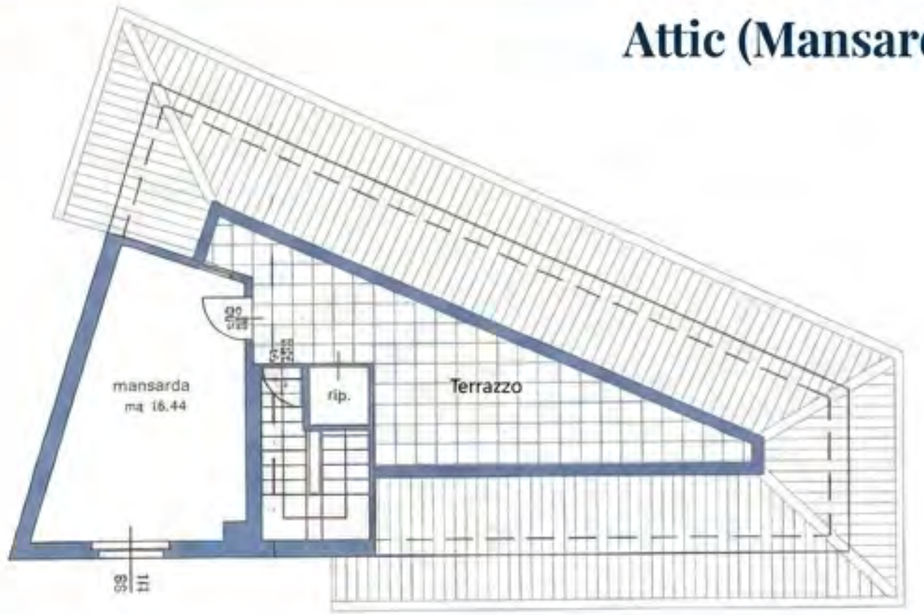
Architectural Flow: Expansion & Utility

Vertical Spatial Architecture

Basement (Seminterrato)



Attic (Mansarda)



The basement reveals the highly valuable **self-contained apartment** (**cantina/garage** converted spaces), while the **mansarda** provides critical storage and access to the expansive rooftop terrace.

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The Investment Equation

Premium Location (400m to the Mediterranean + Active Village)

+

Turnkey Condition (Fully Furnished + Class A1 Efficiency)

+

Operational Flexibility (Active B&B + Private Owner's Apartment)

= A Rare, High-Yield Coastal Asset in Sardinia.

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ORIZZONTE CASA
IMMOBILIARE

Secure Your Horizon

The Offer

Asking Price: 439,000 €

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(La Caletta)

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Contact us today for a detailed prospectus or to arrange a private viewing.

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