

Sas Pedras

Region: Sardinia **Sleeps:** 6

Overview

Gaze out towards the azure coloured sea and mountains from your terrace as you relax in your Sardinian abode set on a scenic and wild peninsular just a short drive from the lovely town of San Teodoro.

This bright and inviting home is all about joyful holidays in wonderful surroundings. The open-plan living and dining space leads straight out to a covered veranda, ideal for dining al-fresco on warm summer evenings. The master bedroom also opens up to the terrace and there are two further pretty bedrooms making this an ideal villa for either families or a small group of friends. Each bedroom has its own shower room (two of which are en suite) and you will find air-conditioning throughout for your added comfort.

The large swimming pool is perfect for hot days unwinding in the sun as you admire the greenery and vibrant Mediterranean colours from the decked terrace. Look out towards the mountain vistas, past the palm trees and pines, and appreciate the Sardinian scenery around you. With similar villas surrounding you, this is a picturesque spot in a beautiful part of the Emerald Isle.

Step out of the gardens and wander down the road to reach the sea in around 300m. Backed by a marine lake which is home to a variety of migrating birds, this gorgeous beach has crystal-clear water, ideal for snorkelling (after all this is the marine protected area of Tavolara). There are plenty of other beaches to reach, some accessed via rocky paths, others simply by walking down the lanes or driving a little across the incredible peninsular. Boat hire, kayaks and diving schools can all be found within a short distance, as can summer restaurants, a handful of bars and shops.

Driving south, head towards delightful San Teodoro with



its bustling restaurants and shops and be sure to visit the town's famous Spiaggia La Cinta, a 3km long beach of bright white sand, loved by kite surfers and bird watchers alike. Admire yet more remarkable vistas whilst hiking through nearby Monte Nieddu with its many vantage points or enjoy horse-riding through the island's wilderness. At Sas Pedras there are many ways to experience authentic Sardinia at its very best.

Facilities

Wine Tasting • Sailing • Scuba Diving • Boat Trips • Hairdryer • Cycling • Walking/Hiking Paths • Walk to Beach • Historical Sites • Canoeing/Kayaking • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Horse Riding • Watersports • Has Discount • Walk to Village • Cots (Cribs) • Private Pool • Special Offer • Beach Nearby • Chef/Cook Available • Spa Treatments Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Property Licence Number: Q2578

Villa Interiors

- Open-plan living room with dining area
 - Open-plan kitchen, well-equipped including dishwasher, oven, fridge, freezer, microwave, blender, kettle, Nespresso machine and toaster
 - Laundry room
 - Master bedroom with double bed and doors leading to covered terrace.
- En suite shower room
- Bedroom with twin beds and en suite shower room
 - Bedroom with double bed with doors leading to covered terrace
 - Separate shower room

Outside Grounds

- Swimming pool (10x4.5m, depth: 1.2m) open approximately May to September
- Covered terrace with al-fresco dining and lounge area
- BBQ
- Outdoor shower
- Fenced grounds
- Parking

Facilities

- Wi-Fi
- Air-conditioning
- TV
- Hairdryer
- Mosquito nets
- Washing machine



Location & Local Information

In north-eastern Sardinia, just 10km north of the popular seaside town of San Teodoro, Sas Pedras is set on a beautiful peninsular looking out towards the sea, within walking distance to the beach.

In a residential area, neighbouring other attractive villas, there are summer restaurants and other amenities close by. For sports lovers there are tennis courts and a 5-a-side football pitch nearby.

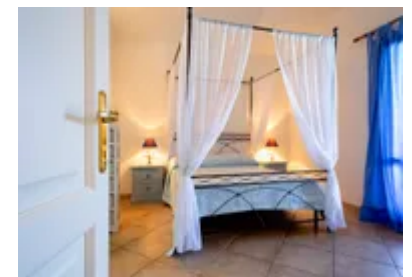
Wander down the road for around 300m and you will reach a beautiful south-west facing beach, backed by a marine pond which attracts a number of birds (pink flamingos have even been occasionally spotted). It's a great place with gently shelving clear waters which are ideal for snorkelling.

The peninsular is home to a number of other wonderful beaches and coves, some more remote than others and many less crowded than some of the other tourist hot-spots in north-east Sardinia. Discover some by following rocky coastal paths, others by simply walking along the lanes or driving a short distance (if driving, head early to grab a parking space in high season). The headland's longest beach, around 3km away, has kayaking and boat hire.

Due to the location in the marine protected area of Tavolara, diving (from beginners to advanced) is also a popular pursuit. There is a diving school a few minutes away and boat trips out to diving sites can be arranged.

If you are wanting to discover yet more of the wild beauty of this region then drive up the coast and catch a ferry across to Tavolara Island – look out for the annual Italian film festival there in July!

Heading south, the setting of the local golf club, Golf Club Puntaldia (9km), is also superb or travel a little further to this area's most famous beach, Spiaggia La Cinta (11km). This 3km-long beach with white sand and gently shelving



water is popular with families as well as nature lovers who can look out for unusual birds, including pink flamingos, on the lagoon behind. Watersports available here include kite and wind surfing.

This part of Sardinia is a walkers paradise with trails across the peninsular and further afield as well as horse-riding stables within a short drive. Visit the amazing Monte Nieddu where keen walkers can appreciate the spectacular scenery. Follow family-friendly trails for beautiful views or discover hiking and mountain biking paths leading even further, passing natural pools and waterfalls.

The charming town of San Teodoro (13km) is another lovely day out – explore its pretty shops, sample some of the local cuisine in the atmospheric restaurants and look out for festivities taking place throughout the year.

Local Amenities

Nearest Airport	Olbia Airport (22km)
Nearest Airport 2	Alghero Airport (150km)
Nearest Ferry Port	Olbia (25km)
Nearest Restaurant	(1.2km)
Nearest Supermarket	(2.7km)
Nearest Beach	(300m)
Nearest Golf	Golf Club Puntaldia (9km)
Nearest Town	San Teodoro (13km)
Nearest City	Olbia (30km)
Nearest Tennis	(1km)

What we love

- Admire the sea views from your swimming pool terrace
- Just walk down the road to reach the beach, around 300m away
- Keen snorkellers and divers will appreciate the crystal-clear sea – this is a marine-protected area
- Wander to summer restaurants and other beautiful beaches or follow rocky paths to discover remote coastline
- Visit the charming town of San Teodoro, just 13km away, and its spectacular beach, Spiaggia La Cinta

What you should know...

- Although the beach and some amenities are within walking distance, a car is needed to be able to explore this glorious region

Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** By 10.00 a.m.
- **Energy costs included?:** No, €350 per week payable locally in cash upon check-in. This amount includes all utilities.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and other special events are not allowed. A cot and highchair are available at an extra cost of €30 each per stay , payable locally. An extra single bed is available on request at an extra cost of €50 per day, payable locally.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Included. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Not included in rental price - heating is charged on consumption, payable locally in cash (Euros).
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** IT090092C2000Q2578