

# Masia Rudalzina

**Region:** Sardinia **Sleeps:** 8

## Overview

Located in serene countryside with the beach and closest amenities under 5km away by car, Masia Rudalzina is the ideal base for your holiday on Sardinia's beloved Costa Smeralda. This stylish villa is the perfect place to stay for a trip to this part of Sardinia, which is packed with some of the island's most exclusive towns.

The villa is made up of two separate dwellings which sit 50 meters apart from each other and share a vast garden. It is ideally suited to two families or couples travelling together as there is ample amounts of space when you wish for privacy but you can also come together over meals or drinks and make precious memories as a group.

Both dwellings have been built recently, though due to skilful design and the use of local materials, they have all the charm of a historic farmhouse. The main house centres around the light and airy living room which flows through to the modern kitchen. There are two double bedrooms for guests; one of which is on the lower floor.

The second unit is just as lovely with a fully-fitted kitchen, spacious living and dining area and two bedrooms, one of which has bunk beds so would be great for those travelling with kids. Both dwellings have Wi-Fi, air-conditioning and TVs with streaming services available to make your stay even more comfortable.

You will find Masia Rudalzina situated in a serene mountainscape with just a few other homes dotted around the hills nearby. Soak in the staggering views from the garden which is made up of 10,000sqm of landscaped grounds with lawns, olive trees, covered dining verandas and of course the inviting private pool.

Though the home is in a rural setting, you do not need to travel far to reach the nearest shops and restaurants. In the local village, which is a mere 4km away, there are a number of restaurants and a supermarket. When you wish to head to the coast then Marinella beach with its clear water and white sand is just 6km away by car! Marinella is also a seaside town with some charming restaurants around the marina.

The villa is in an enviable position amidst pretty countryside but so close to many villages, towns and beaches which belong to the famous Costa Smeralda. One place you will definitely want to visit is Porto Rotondo which is 8km away and is known as one of Sardinia's most beautiful and up-market towns. There are countless fine-dining restaurants and bars in the picturesque town as well as boutique-shopping and a gorgeous coastline. It is also possible to join boat tours and diving trips which depart from the harbour.

There are plenty of other places nearby to discover on day trips, including; Golfo Aranci which is a colourful village 12km from the villa where it is



possible to spot dolphins and sample traditional island cuisine. 40km away is Palau where you can take boat trips to the breath-taking La Maddalena island. Or, for a day in the city, why not visit Olbia which is 12km away!

## Facilities

Ideal for Kids • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Cycling • Walking/Hiking Paths • Sailing • Scuba Diving • Boat Trips • Private Pool • Wine Tasting • Fishing • Air-Con • Golf Nearby • Maid Service Available • Ideal for Teens • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Wi-Fi/Internet • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Heating • Ideal for Babies & Toddlers

# Interior & Grounds

## Villa Interior (300m2)

### Main house

#### Ground Floor

- Bedroom with double bed
- Bathroom with shower and WC

#### First Floor

- Living room with sofas, fireplace and TV with streaming services
- Kitchen with breakfast bar seating 4, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle, coffee machine and terrace access
- Bedroom with double bed, garden access and en-suite bathroom with shower and WC

### Second Unit

- Open-plan kitchen/living room with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle, coffee machine, sofas, TV and dining table
- Bedroom with king sized double bed and garden access
- Bedroom with bunkbeds
- Bathroom with shower and WC

### Outside Grounds (10,000sqm)

- Swimming pool (14m x 8m). Open approximately May- end of September
- Large garden with grassy lawns, plants and olive trees
- Covered veranda at each villa with dining table and outdoor sofas
- Relaxation area with mountain views
- Sun loungers and hammocks
- Outdoor showers
- Parking spaces

### Facilities

- Wi-Fi
- Air-conditioning
- TVs with streaming services
- Music docking station
- Washing machine (both villas)
- Iron and ironing board



# Location & Local Information

Masia Rudalzina is located in idyllic countryside in the North of Sardinia, just 4km from the closest restaurants and supermarket. Here you can enjoy the tranquility of the mountains but be exploring splendid shorelines and elegant towns in less than fifteen minutes!

With a private pool and vast garden with plenty of space to unwind, some days you will probably wish to spend your time at the villa relaxing. On days like this, the local supermarket and eateries which are 4km away in the village are really handy as you don't need to go far to pick up a few things.

When you want to head out for a meal or a drink then you could try Porto Rotondo which is 8km away. Here you will find small family run eateries alongside fine dining restaurants so you can sample a range of cuisines! Golfo Aranci just 12km away is another lovely village to visit for an afternoon coffee or a meal overlooking the beautiful harbour where you may even spot dolphins on the horizon. The villa is also just 26km away from the glamorous town Porto Cervo where you will find incredible restaurants and boutique shopping.

This coastline of this area is lined with some of Sardinia's most incredible beaches, there are so many you could visit a different one each day. The nearest is Marinella beach which can be found just 5km away and is a stunning white sand beach with plenty of space for sun bathing and a wealth of water sports on offer.

If you are happy to drive a little further you can also visit some of the Emerald Coast's most famous beaches such as the exclusive Grande Pevero which is 27km from the villa. Another must-visit place is the Maddalena Archipelago which can be accessed by boat from Palau which is 40km away. Take a boat tour to this gorgeous group of protected islands and take in sights such as the mesmerising pink beach or snorkel in tiny coves only reachable by boat.

If you wish for a day sight-seeing in a bustling city then you are a mere 12km away from the city of Olbia. In Olbia you can visit historic churches, museums, markets and archaeological ruins.



## Local Amenities

Nearest Airport	<b>Olbia Costa Smerald</b> (14km)
Nearest Airport 2	<b>Alghero Fertilia</b> (140km)
Nearest Bar/Pub	<b>Rudalza</b> (4km)
Nearest Ferry Port	<b>Golfo Aranci</b> (12km)
Nearest Golf	<b>Pevero Golf</b> (22km)



Nearest Restaurant	<b>Rudalza (4km)</b>
Nearest Supermarket	<b>Rudalza (4km)</b>
Nearest Tennis	<b>Porto Rotondo (8km)</b>
Nearest Town	<b>Porto Rotondo (8km)</b>
Nearest Village	<b>Rudalza (4km)</b>

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## What we love

- Masia Rudalzina is a stunning, recently built home which has been lovingly constructed in the style of a traditional Sardinian farmhouse
- This beautiful home comprises of 2 separate dwellings which are next to each other; this is ideal for a few families or groups of friends travelling together
- The leafy, landscaped garden is an oasis with an inviting private pool, covered verandas and outdoor dining spots
- The villa is located in tranquil mountainous countryside in the surroundings of Porto Rotondo area but is a mere 4km away from the nearest amenities and 5km from Marinella beach

## What you should know...

- If travelling with little ones, please note that parts of the large garden are unfenced, with a pool and terraced areas
- While this property comfortably sleeps up to 8 guests, please note that 2 guests will be accommodated on bunk beds
- Due to the rural setting, a car is recommended in order to explore nearby towns and the dazzling coastline of the Costa Smeralda

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3:30 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Extra €500, payable locally. 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:** 5 nights.
- **Heating costs included?:** Yes.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to end-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.