

Casa Ruja

Region: Sardinia **Sleeps:** 8

Overview

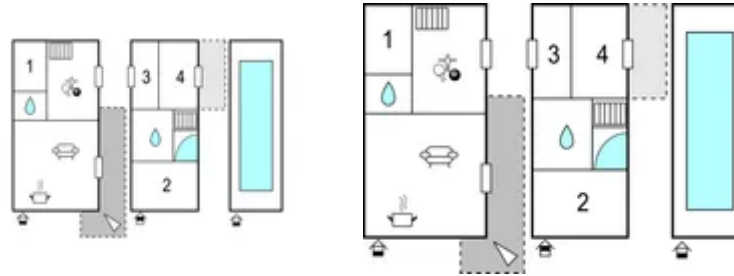
Located in the serene surroundings of Siniscola, Sardinia, this charming villa offers a peaceful retreat with stunning natural beauty. The property is set amidst lush greenery, providing a tranquil atmosphere ideal for relaxation. The villa features a spacious interior with cosy, rustic décor that blends traditional Sardinian elements with modern comforts. It includes four well-appointed bedrooms, a fully equipped kitchen, and a comfortable living area, perfect for families or small groups.

One of the standout features of this villa is its expansive outdoor space. Guests can enjoy the large, private garden, complete with a barbecue area and outdoor seating, perfect for al fresco dining. The property also boasts a private swimming pool, offering a refreshing escape during the warm summer months and a private outdoor swimming pool fit for four persons.

The villa's location in Siniscola allows for easy access to nearby beaches, hiking trails, and local attractions, making it an ideal base for exploring the beauty of Sardinia. Whether you're seeking relaxation or adventure, this villa provides a perfect combination of comfort, convenience, and natural charm.

Facilities

Wi-Fi/Internet • Air-Con • Villa • Rural Location • Private Pool • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Tumble Dryer • Dishwasher • Microwave • TV • Working Fireplace/Woodburner • Heating • Parking Space • Seaview • Walking/Hiking Paths • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Historical Sites



Interior & Grounds

The Villa

Interiors (180m2)

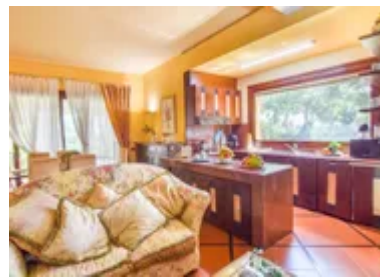
- Kitchen with gas/electirc cooker (4 hobs), refrigerator and cooker hood
- Diner with fireplace
- Living room with sofabed, mattress
- 2x bathroom with bathtub
- 2x bedroom with double beds
- 2x bedroom with single beds

Outside Grounds

- Private fenced garden (4000m2)
- Garden furniture
- Terrace/ Porch
- Barbecue
- 2x parking spaces
- Private outdoor swimming pool (60m2)
- Outdoor whirlpool bath

Additional Facilities

- Wifi
- 5x air conditioning pieces
- Vacuum cleaner
- Baby cot



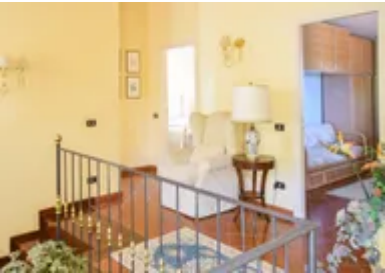
Location & Local Information

Located near the picturesque town of Siniscola, Sardinia, this property offers a perfect blend of natural beauty and cultural charm. Siniscola is nestled between the dramatic mountains and the stunning coastline, providing a diverse landscape that appeals to both beach lovers and outdoor enthusiasts. The town itself is rich in Sardinian culture, with traditional architecture, local markets, and authentic cuisine that offer a true taste of island life.

The property is ideally situated for exploring the pristine beaches of the eastern coast, including the famous La Caletta and Capo Comino, known for their crystal-clear waters and soft white sands. Nature lovers will appreciate the proximity to the Monte Albo mountain range, which offers scenic hiking trails with panoramic views. Additionally, Siniscola's location makes it easy to access other parts of the island, allowing visitors to fully experience the diverse attractions of Sardinia.

Local Amenities

Nearest Airport	Olbia Costa Smeralda Airport (56 km)
Nearest Village	Iskra E Voes (2 km)
Nearest Town/City	Siniscola (7 km)
Nearest Restaurant	La Corona di Ichnos (2 km)
Nearest Bar/Pub	Barcollo (6 km)
Nearest Beach	Granirò Beach (3 km)
Nearest Supermarket	CB Supermercato (5 km)
Sightseeing	Castello della Fava (10 km)



What we love

- Situated near Siniscola's beautiful beaches, including La Caletta and Capo Comino, offering easy access to crystal-clear waters and sandy shores.
- The property features spacious living areas and a secure garden, perfect for families with children to enjoy a safe and comfortable stay.
- This property is typical of Sardinian style and offers a perfect getaway for those looking to immerse themselves in the local culture.

What you should know...

- While offering tranquillity, the property's secluded location may require a car for easy access to nearby amenities and attractions.
- Siniscola has limited public transport options, making a rental car essential for exploring the area and accessing beaches.
- Popular nearby beaches like La Caletta can become crowded during peak tourist season, affecting the overall experience.
- Please note that this property can accommodate up to one free child under four.

Terms & Conditions

- **Security deposit:** €500 charged to client by the owner prior/upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 - 6.00 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?:** Extra €0.50 Per kWh, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Youth groups must inform at time of booking that they are a youth group (at least 6 persons below 21 years of age). Please note that Novasol and owners can reject youth groups or increase security deposits for youth groups aged 21 and under. 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 available?:** No. €300, payable locally. This is for a standard changeover clean. 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:** 2 nights.
- **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 opening dates?:** Pool open approximately mid May to mid October. 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** Q4267.