

# Villa Menduledda

Region: Sardinia Sleeps: 12

## Overview

Villa Menduledda is a stunning six-bedroom villa in the serene countryside of Baja Sardinia, offering a perfect retreat for up to 12 guests. Designed for relaxation and comfort, the villa boasts breathtaking views of the rolling Gallura hills from its panoramic terrace, creating an idyllic setting for an unforgettable stay.

The villa is spread across two levels, providing ample space for families or groups. On the ground floor, guests are welcomed into a bright living room with an elegant, modern ambience. The open-plan dining area seamlessly connects to a fully equipped kitchen featuring an induction hob, dishwasher, microwave, and coffee machine. This level also houses two stylish double bedrooms and two modern bathrooms.

For added privacy, a separate annexe in the garden features a double bedroom with an en-suite bathroom, ideal for guests seeking a more secluded space.

The lower level includes three additional bedrooms, one of which has two single beds, making it perfect for children or staff. A laundry area is also conveniently located on this floor.

Outside, the beautifully landscaped garden is home to a large swimming pool, sun loungers, and a barbecue area, perfect for al fresco dining. With Wi-Fi and air conditioning throughout, Villa Menduledda ensures a comfortable stay while within easy reach of Sardinia's pristine beaches.



## Facilities

Weddings • Villa • Boat Trips • Cycling • Historical Sites • Watersports • Golf Nearby • Air-Con • Horse Riding • Wine Tasting • Private Pool • Walking/Hiking Paths • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Maid Service Available • Cots (Cribs) • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Dishwasher • Microwave • Safety Deposit Box • Working Fireplace/Woodburner • Babysitting Available • Laundry Service • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interiors

### Ground floor

- Living room
- Dining area
- Fully equipped kitchen with induction hob, kettle, oven, fridge, freezer, dishwasher, microwave and coffee machine
- 2 x bedrooms with double beds
- 2 x bathrooms

### Lower level

- 2 x bedrooms with double beds
- Bedroom with two single beds
- 3 x bathrooms
- Laundry area

### Annexe

- Bedroom with double bed
- Bathroom with shower

## Outside Grounds

- Private swimming pool (12m x 6m, max depth: 2m), open from approximately beginning-May to end-October
- Pool terrace with sun loungers
- Barbecue area
- Outdoor dining
- Parking

## Facilities

- WiFi
- Air conditioning
- Washing machine
- Hairdryer
- Fireplace
- TV
- Iron and ironing board
- Safe



# Location & Local Information

Villa Menduledda is situated in a prime location in northern Sardinia, offering easy access to some of the island's most beautiful coastal destinations. Nestled between Cannigione, Baja Sardinia, and Porto Cervo, the villa provides the perfect base for exploring the stunning Costa Smeralda region, while Olbia and its international airport are just a short drive away.

For beach lovers, the area boasts some of Sardinia's most breathtaking shorelines. Nearby, you'll find the sandy coves of Baja Sardinia, the crystal-clear waters of Cannigione, and the glamorous beaches of Porto Cervo. Popular activities include water sports, sailing excursions, and boat trips to the Maddalena Archipelago.

The region is also rich in culture and history. Visit the charming coastal town of Cannigione for its traditional markets and seafood restaurants, or head to Porto Cervo to experience luxury shopping and vibrant nightlife. The Nuragic archaeological sites scattered throughout the region offer a glimpse into Sardinia's ancient past.

Food enthusiasts can enjoy local delicacies such as suckling pig (porceddu), handmade pasta (culurgiones), and the famous Sardinian wines, making Villa Menduledda an ideal destination for relaxation, adventure, and cultural immersion.

## Local Amenities

Nearest Airport	<b>Olbia Costa Smeralda Airport (28km)</b>
Nearest Ferry Port	<b>Porto di Olbia (26km)</b>
Nearest Village	<b>Cannigione (5km)</b>
Nearest Town/City	<b>Arzachena (8km)</b>
Nearest Restaurant	<b>Cannigione (5km)</b>
Nearest Supermarket	<b>Cannigione (5km)</b>
Nearest Bar/Pub	<b>Baja Sardinia (7km)</b>
Nearest Beach	<b>Cannigione (7km)</b>
Nearest Golf	<b>Porto Cervo (13km)</b>



## What we love

- Villa Menduledda boasts a stunning panoramic terrace overlooking the rolling Gallura hills, offering a picturesque setting.
- The well-maintained pool is the centrepiece of the garden, surrounded by sun loungers and a barbecue area, perfect for outdoor dining and relaxing in total privacy.
- Nestled in a countryside setting yet within easy reach of Sardinia's stunning beaches, charming coastal towns, and vibrant local culture, it is an ideal base for a memorable holiday.

## What you should know...

- We recommend hiring a car to explore this beautiful island.
- Villa Menduledda has six bedrooms. Three of these are on a lower ground floor, and one is in a separate annexe.

# Terms & Conditions

- **Security deposit:** €1000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 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?:** Water consumption included, electricity charged extra according to consumption.
- **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 any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. 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?:** Extra cost, payable locally.
- **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 from approximately beginning-May to end-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.