

Villa Linoro

Region: Sardinia **Sleeps:** 8

Overview

Stone walls warmed by the Sardinian sun, soft garden greenery and distant sea views define the character of Villa Linoro, a quietly distinctive retreat set just 500 metres from the coast in Castiadas. With its strong architectural presence and carefully curated interiors, the villa feels grounded and welcoming, offering a setting where relaxation comes naturally.

Arranged over two floors, the villa's layout is designed to balance shared living with private spaces. On the ground floor, the living area unfolds across two staggered levels, adding depth and interest to the interiors. A comfortable sitting room with a generous double sofa bed invites relaxed evenings, while the dining area is anchored by a striking granite table that adds a sense of local craftsmanship to shared meals. The fully equipped kitchen sits close by, practical and well organised for everyday cooking. This level also includes a shower room and a discreet storage cavity, keeping the house uncluttered and easy to live in.

Upstairs, the sleeping area offers three double bedrooms, arranged to provide comfort and privacy for families or groups of friends. One bedroom benefits from its own private bathroom, while the remaining rooms share a second shower room on the floor. Each bedroom has a window or small balcony overlooking the garden, with soft views that stretch towards the sea on the horizon, particularly atmospheric in the early morning or as evening approaches.

Outside, the villa is surrounded by a carefully maintained garden that enhances the sense of privacy. A swimming pool sits at its heart, bordered by a solarium furnished with sun loungers and complemented by an outdoor hot-water shower. A functional barbecue area looks onto a spacious covered portico, furnished with a dining table and lounge seating, creating an inviting space for long meals and relaxed afternoons. With air conditioning, heating and thoughtful details throughout, Villa Linoro offers an easy, comfortable base close to the sea.

Facilities

Air-Con • Private Pool • Villa • Watersports • Walking/Hiking Paths • Pets on Request • Maid Service Available • Cots (Cribs) • Ideal for Teens • Beach Nearby • Parking Space • Wi-Fi/Internet • BBQ • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Microwave • High Chair(s)



Interior & Grounds

Villa Linoro

Ground Floor(220sqm)

- Living room with a large and comfortable double sofa bed
- Dining area furnished with a characteristic and precious granite table
- Fully equipped kitchen
- Bathroom with shower
- Cavity that can be used as a storage room

First Floor

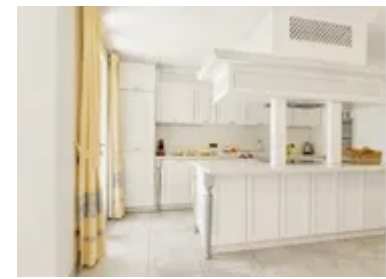
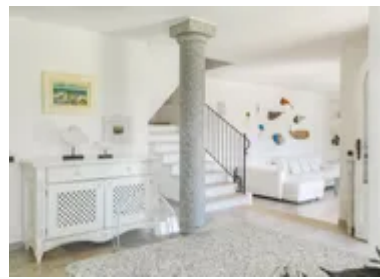
- Bedroom 1: Double bedroom with ensuite bathroom
- Bedroom 2: Double bedroom
- Bedroom 3: Double bedroom
- 2x Bathroom with shower

Exterior

- Parking space
- Well-kept garden
- Swimming pool
- Solarium equipped with sun loungers
- Outdoor hot-water shower
- Functional barbecue area
- Large portico with dining table and lounge

Additional Facilities

- Air conditioning/heating
- Free wi-fi
- Satellite TV
- Washing machine and clothesline
- Iron and ironing board
- Hair dryer
- Camping cradle
- High chair



Location & Local Information

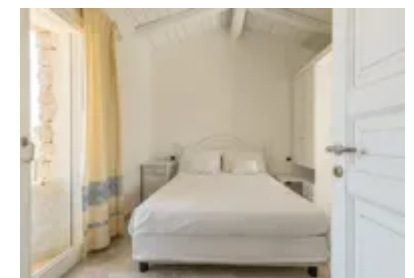
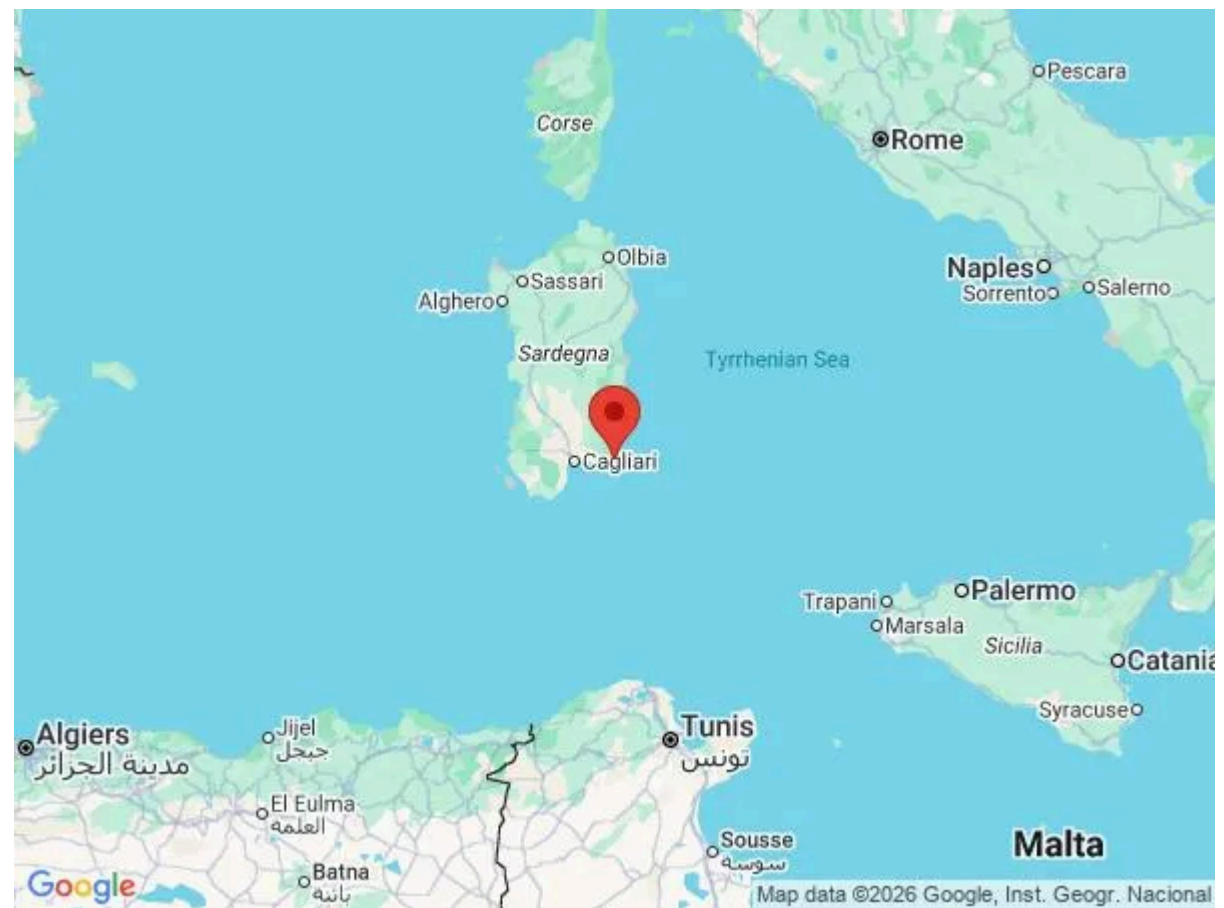
Villa Linoro is located in Castiadas, a well-regarded area on Sardinia's south-eastern coast known for its open landscapes, clear waters and calm atmosphere. This part of the island remains refreshingly understated, where nature shapes daily life and beaches feel spacious and unspoilt.

Just a short walk from the villa, the sea invites spontaneous swims and evening strolls, allowing guests to enjoy the coast without planning around transport. The surrounding beaches are characterised by pale sand, smooth rock formations and shallow, transparent waters, making them ideal for relaxed days by the sea.

Castiadas has deep agricultural roots, once shaped by rural estates and farming communities. This heritage still influences the surrounding countryside, giving the area an authentic feel that sits comfortably alongside modern holiday living. Nearby villages provide essential amenities such as food shops, bakeries and restaurants where traditional Sardinian dishes are prepared using local ingredients.

The wider coastline offers plenty of variety, from long sandy beaches to smaller coves framed by Mediterranean scrub. Inland, gentle hills and walking trails provide opportunities to explore the landscape at a slower pace. Much of the surrounding sea benefits from environmental protection, contributing to excellent water quality and making snorkelling and boat excursions particularly rewarding.

Villa Linoro's location allows guests to enjoy the quieter side of Sardinia while remaining close to the highlights of the south-east coast.



What we love

- The strong stone architecture paired with light, coastal interiors gives the villa a distinctive personality rooted in its surroundings!
- A generous outdoor setup, with pool, portico and dining areas, encourages long days and evenings spent outside.
- Being just 500 metres from the sea while enjoying the privacy of a garden setting feels wonderfully effortless.

What you should know...

- One of the double bedrooms has a private bathroom, while the others share a bathroom on the first floor.
- The living area is arranged over staggered levels, which may not suit guests with limited mobility.
- The villa is located within a private condominium of similar properties.
- A car is recommended for exploring the local area.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. to 8.00 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?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Pets weighing less than 10Kg, on request only and with prior agreement with the owner, with the exception of dangerous animals.
- **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.
 In case of failure to dispose of waste, deposits will be withheld. € 100.00 as a penalty.
 In case of failure to clean the kitchen and/or dishes, € 40,00 will be deducted from the deposit as a penalty.

- **Changeover day:** Flexible.
- **End of stay cleaning:** Extra of €600, payable by credit card to the owner upon check-in. 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?:** Not allowed.
- **Minimum stay:** 7 nights during high season. 3-5 nights during other periods.
- **Heating costs included?:** Yes.
- **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 start-April 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.
- **Beach towels included?:** Yes.