

Villa il Granaio

Region: Sardinia **Sleeps:** 10

Overview

Soft light, open views and a sense of calm define Villa il Granaio, a refined coastal retreat set within a private residential enclave in Castiadas, just 500 metres from the sea. Framed by rolling greenery and glimpses of blue on the horizon, the villa feels immediately connected to its surroundings, offering a relaxed base where days unfold naturally between indoors and out.

Arranged over two levels, the interiors are bright, considered and easy to enjoy as a group. On the ground floor, a spacious living area draws everyone together, furnished for comfort and bathed in natural light. Close by, the fully equipped kitchenette with induction hob is neatly integrated, making holiday cooking effortless, while the dining area with its large table invites long, shared meals. This level also includes a double bedroom with an en-suite shower room, ideal for guests who prefer ground-floor accommodation, along with a small guest WC serving the living space.

Upstairs, the villa is devoted to rest and privacy. Four bedrooms are arranged across the first floor, including two doubles with en-suite shower rooms and two further double bedrooms that share an external bathroom. Every room benefits from large windows that frame the surrounding landscape, while the master bedroom opens onto a furnished terrace where the view stretches from green hills to the sea beyond, particularly striking in the early morning and at sunset.

Outside, a private garden surrounds the villa, creating a peaceful setting that feels immersed in nature. A swimming pool sits at the heart of the space, bordered by a sunbathing area furnished with loungers. A shaded porch with table and chairs extends the living area outdoors, offering a natural place for breakfasts, relaxed lunches or evening aperitifs. With independent access, private parking and a calm, understated atmosphere, Villa il Granaio offers a stay shaped by comfort, privacy and a genuine connection to Sardinia's landscape.

Facilities

Air-Con • Private Pool • Watersports • Villa • Ideal for Kids • Walking/Hiking Paths • Walk to Beach • Cots (Cribs) • Ideal for Teens • Maid Service Available • Beach Nearby • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Dishwasher • Microwave • Smart TV • High Chair(s) • Fenced Grounds



Interior & Grounds

Villa il Granaio

Ground Floor

- Spacious, light-filled living area
- Fully equipped kitchenette with an induction hob
- Dining space featuring a large table and chairs
- Bedroom 1: Double bedroom with an en-suite bathroom with shower
- Small guest WC

First Floor

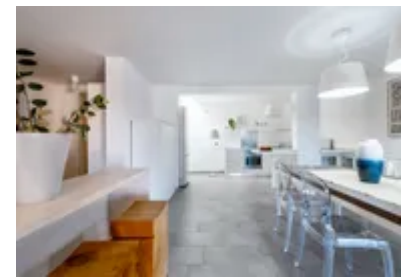
- Bedroom 2: Double bedroom with an en-suite bathroom with shower and furnished terrace with sea views
- Bedroom 3: Double bedroom with an en-suite bathroom with shower
- Bedroom 4: Double bedroom and external bathroom with shower
- Bedroom 5: Double bedroom and external bathroom with shower
- Bathroom with shower

Exterior

- Two private parking spaces
- Private garden
- Swimming pool(depth 1,47mt)
- Sunbathing area with loungers
- Shaded, furnished porch with table and chairs

Additional Facilities

- Air conditioning/heating
- Free wi-fi
- Flat screen television
- Washing machine and clothesline
- Iron and ironing board
- Hair dryer
- Camping cot
- High chair



Location & Local Information

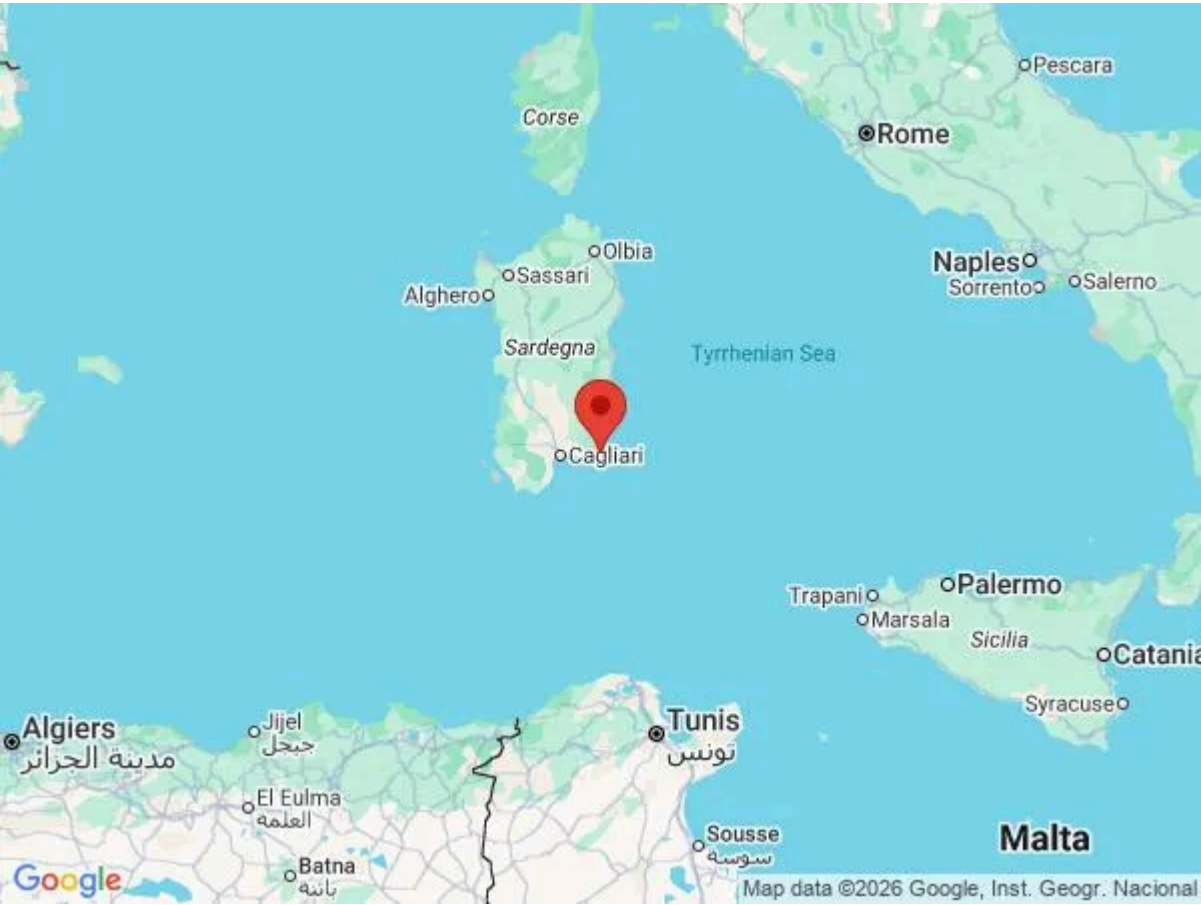
Villa il Granaio is located in Castiadas, a well-regarded area on Sardinia's south-eastern coast known for its open scenery, clear waters and unspoilt feel. This part of the island has retained a slower pace, where beaches remain spacious and nature continues to define the landscape.

Just a short walk from the villa lies Scoglio di Peppino, one of the area's most recognisable beaches. Reached via a quiet internal road, it offers pale sand, shallow waters and distinctive granite rock formations, making it a favourite for swimming, snorkelling and long, relaxed days by the sea. Being able to walk there allows for spontaneous swims and evening visits without planning around transport.

Castiadas has a strong agricultural past, once shaped by rural estates and farming communities. This heritage still influences the surrounding countryside, giving the area a grounded, authentic character that sits comfortably alongside modern holiday living. Nearby villages provide everyday amenities, including food shops, bakeries and local restaurants serving traditional Sardinian cuisine.

The wider coastline offers plenty to explore, from long sandy beaches to smaller coves framed by Mediterranean scrub. Inland, gentle hills and nature trails invite walking and exploration, while the nearby Capo Carbonara Marine Area protects much of the surrounding sea, contributing to excellent water quality and rewarding snorkelling.

Villa il Granaio's location allows guests to enjoy Sardinia at an easy pace, balancing proximity to the beach with a setting that remains calm, natural and quietly refined.



What we love

- Being able to walk to Scoglio di Peppino beach along a peaceful internal road makes daily swims and sunset visits wonderfully effortless!
- The upstairs terrace views, where green hills and the blue of the sea meet, create a memorable backdrop from morning through to dusk.
- A private garden with pool and shaded porch offers an easy rhythm of outdoor living throughout the day.

What you should know...

- Two of the upstairs bedrooms share an external bathroom rather than having en-suite facilities.
- The villa is arranged over two levels with internal stairs. We recommend that children and guests with mobility difficulties are supervised at all times
- Umbrellas and sunbeds can be reserved directly at Scoglio di Peppino beach for an additional charge.
- The property is located within a private condominium of similar villas. If you travelling with a large group, please see the sisters properties Villa Lisina (<https://www.oliverstravels.com/italy/southern-italy/sardinia/villa-lisina/>), Villa Leugea (<https://www.oliverstravels.com/italy/southern-italy/sardinia/villa-leugea/>), Villa Mino (<https://www.oliverstravels.com/italy/southern-italy/sardinia/villa-mino/>)

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?:** Not allowed.
- **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.

- **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.
- **Other 2:** In case of failure to clean the kitchenette and/or dishes, € 40,00 will be deducted from the deposit as a penalty.
- **Minimum stay:** 7 nights during high season. 3-5 nights during other periods.
- **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.