Villa Papassini

Region: Sardinia **Sleeps:** 16

Overview

Villa Papassini is a stunning, typical Sardinian beach-side home offering luscious private gardens overflowing with flowers and fragrant plants, compete with glistening pool and private beach, nestled in the nature reserve of Capo Coda Cavallo.

This bright and airy home offers unparalleled sea views, while a tiny pebble and rocky beach is just a stroll away at the end of the garden. The garden is utterly sublime, surrounded by pine trees and swaying palm trees, Villa Papassini offers a tranquil idyll, away from the crowd and tourist hotspots, in an area of astounding natural beauty.

The gardens are immaculately maintained, with expansive lawns, beautiful nooks from which to enjoy an intimate drink at sunset, large terrace for outdoor dining and built-i kitchen complete with grill and pizza oven, as well as a beautiful pool and jacuzzi.

The sea breezes and coastal views make this a real green and refreshing oasis, somewhere to escape back to after a busy day sight-seeing, to soak up the calm and tranquillity.

Indoor and outdoor living blend seamlessly at this home; with its large French windows and ample terrace and al fresco dining options, outdoor life has never been more stylish! Guests can enjoy a poolside cool beer and antipasti, or grilled catch of the day on the barbecue along with local wines, or children may enjoy the novelty of the pizza oven.

Papassini is a typical Christmas recipe in Sardinia; they are soft aromatic desserts, usually filled with walnuts or hazelnuts, lemon peel, raisins and vanilla - this home is aptly named after this pretty and tasty Sardinian treat, as it is full of local Sardinian flavour and charm!









The interiors are warm, homey and inviting, with ample original touches, such as exposed timber beams, farmhouse style kitchen and unfussy, simple whitewashed palette. Both luxurious, yet understated, this home offers a relaxed, incredibly bright and airy space for the whole family to come together in the relaxed pace of Sardinian living.

There are eight bedrooms, set over two separate wings, making this home ideal for either two families travelling together, or a family with grandparents, while privacy is ensured. This light filled home is full of characterful touches, such as the marine reference embodied in the shell encrusted bathroom mirror, hand painted local tiles or accents of colour and use of driftwood from the seashore.

The living space is uncluttered and vibrant, offering gorgeous far reaching sea views, ample relaxation space and excellent use of local timber. The fresh whites are in the spirit of this bright, coastal home with its many marine-referenced accessories; there is a sleek dining table for eight, which leads organically onto the outdoor dining terrace, while there are soft, comfortable sofas and plenty of space for evening “downtime.”

The bedrooms are calm, stunningly simple and retain the nautical feel; fresh and neutral, they are finished with wrought iron bedstead details, pastel-toned ambient lighting and white-washed driftwood style doors. Air-conditioned throughout, guests are certain to have a restorative stay.

Villa Papassini offers unparalleled tranquillity and sea-side access, within its own expansive, exquisitely designed and landscaped gardens, complete with secluded, stylish peace and laid-back Mediterranean living!

Facilities

Sailing • Canoeing/Kayaking • Watersports • <1hr to Airport • Air-Con • Fishing • Private Pool • Chef/Cook Available • Wow Factor • Cots (Cribs) • Walk to Beach • Pets on Request • Beach Nearby • Ground Floor Bed & Bath • Waterfront • Wi-Fi/Internet • Washing Machine • Coffee Machine •

Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Tumble Dryer • Dishwasher • Safety Deposit Box • Smart TV • Spa Treatments Available • Babysitting Available • Breakfast Included • Fenced Grounds

Interior & Grounds

The Villa

Ground Floor

- Master bedroom with en-suite bathroom and walk-in closet
- Two double bedrooms with en-suite bathroom
- Twin bedroom with en-suite bathrooms
- Double bedroom
- Twin bedroom
- Living & dining room
- Fully equipped kitchen

Lower Level (bedrooms simpler in style/standard with small windows)

- Laundry room
- Two double bedrooms
- Two bathrooms

Outside Grounds

- Small rock and pebble beach beneath the villa
- Swimming pool (irregular shape, 4,5 X 8,5 m., 0,80 cm to 2,5 m. deep) Open approximately April to October
- Sun loungers & parasols
- Large patio & garden area
- Ice machine
- Outside sitting & dining area
- Covered terrace
- Jacuzzi
- Barbecue area
- Private parking









Location & Local Information

Villa Papassini is located in Northern Sardinia, in the Capo Coda Cavallo area, which is one of the most spectacular parts of the coast, offering extraordinarily white beaches and crystal clear waters in an area of outstanding natural beauty.

The gardens lead directly to a tiny pebble and rocky beach. Within a few moments drive, some of the best beaches of this corner of Sardinia can be reached: Lu Impostu, Cala Brandinchi, and Porto Taverna.

The village of Capo Coda Cavallo, with its traditional piazza, pizzerias and local life is reachable on foot. The beautiful Marina di Puntaldia and Olbia Costa Smeralda airport are easily accessible.

Renowned for its granite rock surfaces, this peninsula, in which the charming village of Capo Coda Cavallo lies, is often hailed as a symbol of Sardinia. This rocky peninsular is sheltered by the beautiful land mass of the Tavolara island, offset by the smooth rocks of the Molara. Capo Coda Cavallo is a protected nature reserve, known for being an iconic stretch of coastland, complete with Lagunas and some of the Mediterranean's best beaches.

This area of the coast offers optimal opportunities for water sports. At the Villaggio Porto Coda Cavallo, at the Blu Infinito Diving Centre, visitors can enjoy some of the best conditions for snorkelling across the entire island.

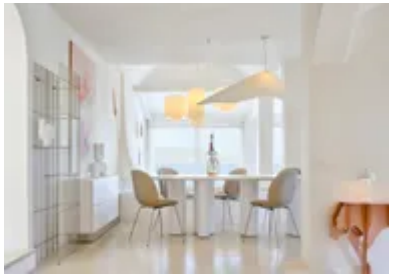
There is a golf course at Puntaldia, which is popular with locals and tourists alike, offering a majestic setting for a nine-hole course. This marine protected area also comprises the islands of Molara, Tavolara and Proratora, which provide panoramic views and exceptional natural beauty.

For keen walkers, there are many ancient trails, filled with junipers and wild island flowers and windswept views. The beaches in Capo Coda Cavallo are far quieter than the busy and more tourist-heavy Costa Smeralda.









Local Amenities

Nearest Airport	**Olbia Costa Smeralda Airport (25 km)**
Nearest Airport	**Alghero Fertilia Airport (150 km)**
Nearest Beach	**Sandy beach (1 km)**
Nearest Restaurant	**Supermarkets & Restaurants (1km)**
Nearest Town/City	**Olbia (25 km)**
Nearest Village	**Capo Coda Cavallo (500 m)**

What we love

- Capo Coda Cavallo is one of the most spectacular parts of the Sardinian coast, offering flamingo-filled lagoons, hiking trails, islands to discover by boat and marine-protected wildlife
- Sumptuous gardens which are fragrant with flowering plants, as well as outdoor kitchen, barbecue and jacuzzi for guests every comfort
- Small pebbles private beach with outdoor shower
- Two separate bedroom wings, making this home ideal for privacy when two families are holidaying together

What you should know...

- It's worth noting that the two bedrooms on the lower level are simpler in style/standard and with smaller windows compared to the main part of the villa.
- A car is recommended to visit some of the beautiful, remote and unknown coastal spots of unparalleled beauty along this coast; there is ample parking space.
- Please note there are many steps in the villa. This may not be suitable for those with mobility issues and please supervise children.
- Please note that the large garden features areas with raised and uneven flooring. This may not be suitable for those with mobility issues and please supervise children.
- 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.
- Energy and heating costs are not included in the rental rate for this villa. They are subject to additional charges to be paid locally in cash (Euros). Please refer to the 'Terms and Conditions' for full details.

Terms & Conditions

- **Security deposit:** €15.000 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 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?:** No.

- **> If not included, what are they?:** Mandatory Extra €1200 per week payable payable to Oliver's Travels with the balance payment. This amount includes all utilities.

- **Linen & towels included?:** Yes. Mid-week change.

- **Pets welcome?:** On request at extra cost only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
 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.
 Please note that the use of any external caterers and/or contractors is not permitted.

- **Changeover day:** Saturday in July-August and flexible during other period. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Other 2:** Please note the gardener and housekeeper will be in the villa daily to clean and prepare the continental breakfast. Please enquire for further info.

- **Other 3:** A cot and a highchair are available on request and subject to an additional charge, payable locally in cash (Euros).

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Extra cost, payable locally and based on consumption.

- **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?:** Pool open approximately from April to 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.