

# Sas Pedras

Region: Sardinia Sleeps: 6

## Overview

Gaze out towards the azure coloured sea and mountains from your terrace as you relax in your Sardinian abode set on a scenic and wild peninsular just a short drive from the lovely town of San Teodoro.

This bright and inviting home is all about joyful holidays in wonderful surroundings. The open-plan living and dining space leads straight out to a covered veranda, ideal for dining al-fresco on warm summer evenings. The master bedroom also opens up to the terrace and there are two further pretty bedrooms making this an ideal villa for either families or a small group of friends. Each bedroom has its own shower room (two of which are en suite) and you will find air-conditioning throughout for your added comfort.

The large swimming pool is perfect for hot days unwinding in the sun as you admire the greenery and vibrant Mediterranean colours from the decked terrace. Look out towards the mountain vistas, past the palm trees and pines, and appreciate the Sardinian scenery around you. With similar villas surrounding you, this is a picturesque spot in a beautiful part of the Emerald Isle.

Step out of the gardens and wander down the road to reach the sea in around 300m. Backed by a marine lake which is home to a variety of migrating birds, this gorgeous beach has crystal-clear water, ideal for snorkelling (after all this is the marine protected area of Tavolara). There are plenty of other beaches to reach, some accessed via rocky paths, others simply by walking down the lanes or driving a little across the incredible peninsular. Boat hire, kayaks and diving schools can all be found within a short distance, as can summer restaurants, a handful of bars and shops.

Driving south, head towards delightful San Teodoro with its bustling restaurants and shops and be sure to visit the town's famous Spiaggia La Cinta, a 3km long beach of bright white sand, loved by kite surfers and bird watchers alike. Admire yet more remarkable vistas whilst hiking through nearby Monte Nieddu with its many vantage points or enjoy horse-riding through the island's wilderness. At Sas Pedras there are many ways to experience authentic Sardinia at its very best.



## Facilities

Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids  
• Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to  
Village • Walk to Restaurant • <1hr to Airport • BBQ • Hairdryer • Ground  
Floor Bed & Bath • Cot(s) • High Chair(s) • Watersports • Sailing •  
Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby  
• Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor  
Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba  
Diving • Boat Trips

# Interior & Grounds

## Villa Interiors

- Open-plan living room with dining area
- Open-plan kitchen, well-equipped including dishwasher, oven, fridge, freezer, microwave, blender, kettle, Nespresso machine and toaster
- Laundry room
- Master bedroom with double bed and doors leading to covered terrace. En suite shower room
- Bedroom with twin beds and en suite shower room
- Bedroom with double bed with doors leading to covered terrace
- Separate shower room

## Outside Grounds

- Swimming pool (10x4.5m, depth: 1.2m) open approximately May to September
- Covered terrace with al-fresco dining and lounge area
- BBQ
- Outdoor shower
- Fenced grounds
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- TV
- Hairdryer
- Mosquito nets
- Washing machine



## Location & Local Information

In north-eastern Sardinia, just 10km north of the popular seaside town of San Teodoro, Sas Pedras is set on a beautiful peninsular looking out towards the sea, within walking distance to the beach.

In a residential area, neighbouring other attractive villas, there are summer restaurants and other amenities close by. For sports lovers there are tennis courts and a 5-a-side football pitch nearby.

Wander down the road for around 300m and you will reach a beautiful south-west facing beach, backed by a marine pond which attracts a number of birds (pink flamingos have even been occasionally spotted). It's a great place with gently shelving clear waters which are ideal for snorkelling.

The peninsular is home to a number of other wonderful beaches and coves, some more remote than others and many less crowded than some of the other tourist hot-spots in north-east Sardinia. Discover some by following rocky coastal paths, others by simply walking along the lanes or driving a short distance (if driving, head early to grab a parking space in high season). The headland's longest beach, around 3km away, has kayaking and boat hire.

Due to the location in the marine protected area of Tavolara, diving (from beginners to advanced) is also a popular pursuit. There is a diving school a few minutes away and boat trips out to diving sites can be arranged.

If you are wanting to discover yet more of the wild beauty of this region then drive up the coast and catch a ferry across to Tavolara Island – look out for the annual Italian film festival there in July!

Heading south, the setting of the local golf club, Golf Club Puntaldia (9km), is also superb or travel a little further to this area's most famous beach, Spiaggia La Cinta (11km). This 3km-long beach with white sand and gently shelving water is popular with families as well as nature lovers who can look out for unusual birds, including pink flamingos, on the lagoon behind. Watersports available here include kite and wind surfing.

This part of Sardinia is a walkers paradise with trails across the peninsular and further afield as well as horse-riding stables within a short drive. Visit the amazing Monte Nieddu where keen walkers can appreciate the spectacular scenery. Follow family-friendly trails for beautiful views or discover hiking and mountain biking paths leading even further, passing natural pools and waterfalls.

The charming town of San Teodoro (13km) is another lovely day out – explore its pretty shops, sample some of the local cuisine in the atmospheric



restaurants and look out for festivities taking place throughout the year.

### Local Amenities

Nearest Airport	<b>Olbia Airport (22km)</b>
Nearest Airport 2	<b>Alghero Airport (150km)</b>
Nearest Ferry Port	<b>Olbia (25km)</b>
Nearest Restaurant	<b>(1.2km)</b>
Nearest Supermarket	<b>(2.7km)</b>
Nearest Beach	<b>(300m)</b>
Nearest Golf	<b>Golf Club Puntaldia (9km)</b>
Nearest Town	<b>San Teodoro (13km)</b>
Nearest City	<b>Olbia (30km)</b>
Nearest Tennis	<b>(1km)</b>

## What we love

- Admire the sea views from your swimming pool terrace
- Just walk down the road to reach the beach, around 300m away
- Keen snorkellers and divers will appreciate the crystal-clear sea – this is a marine-protected area
- Wander to summer restaurants and other beautiful beaches or follow rocky paths to discover remote coastline
- Visit the charming town of San Teodoro, just 13km away, and its spectacular beach, Spiaggia La Cinta

## What you should know...

- Although the beach and some amenities are within walking distance, a car is needed to be able to explore this glorious region

# Terms & Conditions

- Security deposit: €1000 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.
- Departure time: By 10.00 a.m.
- Energy costs included?: 2023: Extra €180 (April & October)/ €200 (May)/ €280 (June & September)/ €350 (July)/ €380 (August), paid via bank transfer to the owner before arrival or payable locally on arrival in cash (Euros). 2024: Extra €280 per week to be paid locally in cash.
- Linen & towels included?: 2023: Not included in rental price - extra €150 per week (bath towels, bed linen, pool towels), paid via bank transfer to the owner before arrival or payable locally in cash (Euros) on arrival. 2024: Included.
- Pool towels included?: 2023: Not included. 2024: Included.
- End of stay cleaning included?: 2023: Not included in rental price - extra €400 per stay paid via bank transfer to the owner before arrival or payable locally on arrival in cash (Euros). 2024: Included. 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.
- Pool opening dates?: The pool is open approximately May to September. 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.
- Changeover day: Saturday.
- Minimum stay: 7 nights.
- Smoking Allowed?: Outside only.
- Pets welcome?: On request only and with prior agreement with the owner.
- Internet access?: Wi-Fi internet access included.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Weddings, stag/hen parties and other special events are not allowed.
- Other Ts and Cs: A cot and highchair are available at an extra cost of €30 per day, payable locally.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Heating costs included?: Not included in rental price - heating is charged on consumption, payable locally in cash (Euros).
- Other Ts and Cs: An extra single bed is available on request at an extra cost of €50 per day, payable locally.