

# Casa I Cormorani

Region: Sardinia Sleeps: 11

## Overview

Taking in panoramic vistas of the nearby sea and just a short stroll away from the closest bars and restaurants, Casa I Cormorani is the perfect setting for those wishing to be at the heart of things while holidaying in Sardinia's North-East.

Though recently built, the spacious villa has been constructed in a style typical of the nearby Costa Smeralda. Materials of the best quality have been used throughout the villa to create a lovely building which will feel like home during your stay. As you go from room to room you will see Spanish terracotta, Orosei marble and pretty tiles, along with contemporary furnishings and a calming colour palette.

The house is set over two floors and offers five bedrooms to guests. On the ground floor there are three bedrooms; two double rooms and a room with three single beds which would be ideal for the kids. Upstairs on the first floor there is another double bedroom and the vast master suite, all bedrooms have either an en-suite bathroom or access to a modern family bathroom.

The casa also has a large open-plan kitchen and dining area which opens out on to the garden. This room is the heart of the home where you can come together with family or friends for meals and drinks. If you would like to unwind with your favourite book or watch a film, the cosy living area is the perfect spot.

Guests can also enjoy the fantastic garden which comprises of lawned spaces, numerous seating areas furnished with comfy outdoor sofas, a covered dining terrace and a private swimming pool. The main attraction of the garden however are the staggering views of the surrounding hills and the dazzling sea which are sure to enchant you.

If you wish to enjoy breakfast in a bustling piazza, why not take a short stroll in to the centre of San Teodoro. San Teodoro is a lively town with a wide range of shops, restaurants, supermarkets and bars as well as markets and museums. There is certainly plenty to see and do here, you can even visit a few of the brilliant nightclubs once the sun sets.

In the opposite direction, you can visit an array of incredible beaches from tiny swimming coves to long sandy stretches. The closest beach is a mere 1km away, while the much-loved Spiaggia La Cinta is not much further.



The city of Olbia, Tavolara island and the famous Costa Smeralda are all great options for full day trips, each of these are easily accessed from the villa and are 35km away or less.

## Facilities

Villa/House • Quirky • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Smart TV • Table Tennis • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Watersports • Canoeing/Kayaking • Wine Tasting • Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (240m2)

### Ground Floor

- Bedroom with double-sized bed, TV, en-suite bathroom with shower, sink, bidet and WC and garden access
- Bedroom with three single beds, TV and garden access
- Bedroom with double-sized bed and garden access
- Bathroom with walk-in shower, double sink, bidet and WC

### First Floor

- Living room with sofas, armchairs and fireplace
- Fully-fitted kitchen island with seated breakfast bar, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Adjoining dining room with garden access, dining table seating six and TV
- Master bedroom with double-sized bed, walk-in wardrobe, TV and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed, TV and en-suite bathroom with shower, sink, bidet and WC
- Guest WC

## Outside Grounds (600m2)

- Private swimming pool (50m2, depth:1.5m), open approximately May-October
- Fenced garden with lawn, trees and sea views
- Covered dining space with table
- Summer kitchen with barbecue
- Outdoor sofas and armchairs
- Poolside deckchairs
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- Smart TVs
- Washing machine
- Dryer
- Hairdryers
- Iron and ironing board



## Location & Local Information

Casa I Cormorani is a modern, five-bedroom home just a stone's throw away from Sardinia's coastline and the historic town of San Teodoro. From your base here you are able to visit the city of Olbia, the stunning Costa Smeralda and idyllic islands such as Tavolara island with ease. When holidaying here you could opt for lazy days on the countless beaches or for a packed itinerary visiting historic sites and charming villages, the choice is yours.

Set on a wooded road overlooking the sea, the home enjoys a fantastic location. The nearest amenities can be found just 500m, an ancient town which started life as a sleepy fishing village. You can choose from a wide range of cafes and restaurants to visit for dinner, including the elegant Bal Harbour restaurant and quaint family-owned eateries. If you prefer to do the cooking yourself, the markets and shops in town will provide you with fresh local produce for your meals. The historic centre also boasts some ornate churches and the fascinating Museum of Sardinian life where you can learn about local history and traditions. In the evenings, the town comes to life and if you feel like sampling some tasty cocktails or dancing the night away, you can visit some of the popular bars and nightclubs.

In addition to San Teodoro town, the villa is set close to a number of picturesque beaches! Within walking distance of the home, you can find Spiaggia Cala d'Ambra which is a serene cove. There are plenty more beaches like this dotted along the coastline as well as longer beaches offering water sports and beach clubs such as Spiaggia La Cinta, a 3km long beach which is one of the most popular in the area, people flock here for the sandy beach and also for the windsurfing and kite surfing. If you would like to lounge on some truly unspoilt beaches then a trip to the islands which lie just offshore is a must. The group of islands; Tavolara, Molara and Proratora can be reached by boat from Porto San Paolo which is 15km away. Tavolara island is a great choice and aside from a few eateries for visitors, the island is completely natural. As part of a protected marine area this is a wonderful place to visit to take in the impressive scenery and to snorkel in the clear sea.

If you would like to spend a full day discovering a historic city, then Olbia is the place for you. The city, which is steeped in thousands of years of history, is just 31km away by car. Initially settled by the Phoenicians and later conquered by the Romans and then the Vandals, the streets are filled with historic buildings and monuments which sit side by side with modern shops and restaurants. While here you can see the imposing Basilica di San Simeone, visit ancient hilltop ruins and explore numerous museums. There are also some more unique attractions here such as the towering Ferris wheel where you can take in views of the city and also dolphin spotting tours. As Olbia is part of the famous Costa Smeralda, you will also find a range of amazing



beaches around the city.

### Local Amenities

Nearest Airport	<b>Olbia (29km)</b>
Nearest Airport 2	<b>Alghero (153km)</b>
Nearest Town	<b>(2km)</b>
Nearest City	<b>Olbia (31km)</b>
Nearest Restaurant	<b>(400m)</b>
Nearest Shop	<b>Grocery shop (600m)</b>
Nearest Golf	<b>Golf Club Puntaldia (10km)</b>
Nearest Tennis	<b>Tennis Puntaldia (10km)</b>
Nearest Beach	<b>(1km)</b>

## What we love

- Casa I Cormorani sits in a leafy street within walking distance of a lovely sandy beach and the centre of San Teodoro town
- The recently built villa has been constructed using high quality materials such as granite and Orosei marble and has been furnished in a contemporary style, offering a beautiful place to stay for eleven guests
- The oasis-like garden is the perfect place to relax and offers a private pool, comfy seating spaces and a covered dining area enveloped by lawns, trees and incredible sea-views
- The outskirts of the bustling town of San Teodoro are just 500m away, meaning you can find an assortment of restaurants, shops and cafes within easy reach.

## What you should know...

- As the villa is located close to San Teodoro town, this location may not suit those looking for a rural escape.
- You are able to visit San Teodoro and a number of nearby beaches on foot, but if you wish to bring a car to see more of the islands, there is parking available in the fenced grounds.
- 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 that children should be supervised due to the outdoor steps and rocky features in the pool.

# Terms & Conditions

- Security deposit: €5000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Extra cost based on consumption. 2024: €500 per week, payable locally.
- Linen & towels included?: Extra cost, included in the final cleaning fee.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement may apply (payable locally).
- Changeover day: Flexible. 2024: Saturday.
- End of stay cleaning included?: 2023: No. €1200 (including bed linen and towels), payable locally. This is for a standard changeover clean. 2024: Included. 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.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Minimum stay: 7 nights. All other durations on request.
- 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?: Extra cost, included in final cleaning fee.
- Pool opening dates?: The pool is open approximately May 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Cot and high chair available on request at an additional cost.
- 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.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.