

# San Ponziano

Region: Sardinia Sleeps: 6

## Overview

Perched high in a dominant position on the peninsula of Punta Molar, commanding stunning sea views and surrounded by private woodland, San Ponziano is a three-bedroom slice of paradise for up to six guests. Stepping into the villa's living room, guests are greeted by the enveloping warmth of a light-filled Mediterranean ambience, a haven of comfort. Adorned with plush furnishings and bathed in sunlight from large windows, this is the perfect space to gather with your loved ones on the sumptuous sofas, sharing laughter and tales of your Sardinian adventures.

The interconnected kitchen is fully equipped with a range of modern appliances, ample counter space, and garden views brimming with wildflowers, making it the ideal setting for culinary enthusiasts, whether tossing together a Mediterranean Salad or preparing a holiday feast for family and friends.

Three tastefully appointed bedrooms await, each a restful place of comfort and style. The main bedroom exudes elegance with its king-sized bed and ensuite bathroom. A double bedroom features a dedicated workstation and ensuite bathroom. The third bedroom also boasts a double bed and ensuite (which also serves as the WC for the living room).

But of course, with such spectacular surroundings, the magic at San Ponziano happens in the outdoor spaces. Stepping onto the shaded terrace where dazzling Sardinian sunsets paint the sky in hues of orange and pink, the space beckons for al fresco dining, with a dining table and barbecue facilities. As you bask in the warm glow of the evening, the private swimming pool, spa, and sun loungers offer a refreshing oasis, inviting you to cool off after a day of exploration.

San Ponziano is more than just a holiday residence; it's a canvas for creating lasting memories. With its thoughtfully designed interiors and captivating surroundings, this villa is the perfect backdrop for an unforgettable Sardinian escape.



## Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Teens • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Hairdryer • TV • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors(140sqm)

- Living/dining room
- Fully equipped kitchen (dishwasher, oven, electric stovetop, kettle, toaster, coffee machine, fridge/freezer)
- Bedroom with queen-sized bed and ensuite bathroom.
- Bedroom with double bed and ensuite bathroom.
- Bedroom with double bed and ensuite bathroom.
- Storage room

## Outdoor Areas(1300sqm)

- Terrace
- Terrace furniture
- Al fresco dining setting
- BBQ
- Deck chairs, sun loungers
- Swimming pool
- Jacuzzi

## Facilities

- Wi-Fi
- Fully equipped kitchen
- Dishwasher
- Washing machine/dryer
- Heating
- TV
- AC(rooms only)
- Terrace
- BBQ
- Swimming pool
- Garden





# Location & Local Information

Perched in a privileged position on the Punta Molara promontory, south of Olbia on the northeast coast of Sardinia, San Ponziano is endowed with stunning sea views and surrounded by an expanse of private woodland that cocoons the villa in a world of its own.

Located in the quaint Cielo e Mare Village, the stunning sandy beach of Spiaggia di Cala Gireolu is reachable by foot or a short drive. Here, you can hire paddleboards and kayaks, the perfect medium to explore the peninsula's network of seaside villages, coves, beaches and inlets. Equally close is Spiaggia delle vacche, a serene protected cove reachable by narrow woodland paths that cut through breathtaking scenery.

Porto San Paolo (13-minute drive) is the closest main port of call for your essentials with its supermarkets, restaurants, cafes and picturesque white sand beaches. However, you're looking for a more cosmopolitan experience. In that case, the small city of Olbia (a 30-minute drive) is brimming with history and culture and is the gateway to the renowned Costa Smeralda. Thanks to its Roman ruins, domed churches and café-filled piazzas, Olbia is also the port serving the small Tavolara and Molara islands.

There are plenty of opportunities for wine lovers to try the local varietals. The Vigneti Zanatta winery (20-minute drive) on the road to Olbia, is the perfect place to put your palate to the test. And for those who love to hit the links, Golf Club Puntaldia (a 17-minute drive) is stunningly located on a broad peninsula jutting out into the sea, with breathtaking views wherever you look, and its beach and pool; there's no better way to stroll about in the Sardinian sun.

## Local Amenities

Nearest Airport	<b>Olbia</b> <b>(25km)</b>
Nearest Ferry Port	<b>Olbia</b> <b>(27km)</b>
Nearest Village	<b>Porto San Paolo</b> <b>(6km)</b>
Nearest Golf	<b>Golf club e Marina</b> <b>(8km)</b>
Nearest Beach	<b>Spiaggia delle vacche</b> <b>(4.5km)</b>



Nearest Supermarket	<b>Porto San Paolo (8km)</b>
Nearest Tennis	<b>Le Vecchie saline (15km)</b>
Nearest Train Station	<b>Olbia (23km)</b>
Nearest Town/City	<b>Olbia (27km)</b>

## What we love

- Stunning sea views and privacy granted by the surrounding forest mean this villa is a sanctuary unto itself.
- Carved into the rock, the swimming pool and spa is a magnet for refreshment and rejuvenation.
- The breathtaking northeast coastline of Sardinia, much of it a protected marine area, is endlessly explorable.
- Located in the quaint Cielo e Mare Village, the stunning sandy beach of Spiaggia di Cala Girella is reachable with a short drive.
- Porto San Paolo (13-minute drive) is the closest main port of call for your essentials with its supermarkets, restaurants, cafes and picturesque white sand beaches.

## What you should know...

- The swimming pool is unfenced, so please be mindful.
- Due to its different levels villa is not suitable for toddlers/kids and people with mobility issues.
- Each room of San Ponziano has their own access to the outdoor area.
- The area around the pool, for the garden's features, does not allow to have many loungers/chairs, by being narrow in most of the perimeter.
- 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.

# Terms & Conditions

- Security deposit: €3000 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?: Yes.
- End of stay cleaning included?: Yes. 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.
- Smoking Allowed?: Outdoor areas only.
- Linen & towels included?: Yes.
- Pets welcome?: No.
- Minimum stay: 7 nights, all other durations on request.
- Changeover day: Saturday.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- 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.
- Internet access?: Wi-Fi internet access included.
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Due to its different levels villa is not suitable for toddlers/kids and people with mobility issues.
- Other Ts and Cs: Please note, highchair and cot are available upon request at extra cost of €50 each, payable cash locally.
- Pool opening dates?: 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.