



Villa Regina Elena

In **Gesturi**, in the Marmilla region in **Sardinia**, we offer an **original mostly renovated nineteenth-century residence** in the old centre.



1 – Gesturi – Villa Regina Elena: the front

a mostly renovated magnificent 19th century residence

Villa Regina Elena is an **ancient large 19th century house** in **Gesturi** old centre, 60 km to Cagliari in **Sardinia**. The house consists of **500 sqm** of covered space and **500 sqm of outdoor areas**, with **further building possibility** of some rooms in the garden, to be rebuilt.

Located near the Museum of the well-known Giara di Gesturi, the house offers **views** of the plateau and the bell tower of the main church S. Teresa D'Avila.

Villa Regina Elena has been **entirely renovated** from a structural point of view: insulated roof, walls, systems, attics and crawl space. **Some parts are unfinished.**

traditional architecture in Gesturi old centre

You enter this property from **two entrances**: from Via Cavour and from Via Regina Elena.

Going through the **arch** with the **old door in Via Cavour** you enter a **large courtyard** where you find a **renovated building of about 33 sqm**, currently used as a luxury chicken coop for happy hens, with a small stone wall which in the past defined the area used for carriage shelter.

You enter the house **from the garden** through a **large entrance room** with the original terracotta floor, recovered from the same house and installed after creation of the crawl space and necessary systems.



2 – Gesturi – Villa Regina Elena: the ancient arched portico

large outdoors, and interiors on two levels

On the **ground floor**, through the large entrance, you enter the **first lounge room with fireplace** and two French windows. Behind the fireplace wall there is a **bathroom/laundry room**.

To the right of the first lounge room you enter **another living room**, which opens to the **ancient arched portico** and to the garden on the side of the main entrance in Via Regina Elena. From this second lounge room, **to be completed**, you go into **two other rooms** and from these ones into **two other rooms**. You can **modify access** to these rooms in various ways.



3 – Gesturi – Villa Regina Elena: the two levels with exposed stone and beams



The exposed chestnut and steel **staircase** leads to a **first floor divided into two parts**. The **first part** gives access to a **room** and a **bathroom to be completed**.

The **second part** leads to a **bedroom** with an open **bathroom**. In this room there is an internet and TV connection and a USB socket next to the bed. The bathroom flooring is in hexagonal cement tiles, while the wall is finished in resin.

You find then a **living room** (with a pellet stove) that is connected to the **kitchen** with a dining table.

Behind the kitchen there are a **bathroom (to be completed)**, a **double bedroom** with a walk-in wardrobe and a mezzanine, and a **study room**.



4 - Gesturi – Villa Regina Elena: the living room on the upper floor

a high level renovation, respecting the original structure

All the roofs were newly made with solid chestnut and typical reed wood beams, 15 cm thick high-density Sardinian cork, waterproof layer and original tiles.

The **inter-storey floor** was maintained, with original beams and planks, following specific tests and reinforcement interventions using the patented **Peter Cox system**.

Heating and cooling are managed with an Innova air conditioner without an external unit.

The entire **parquet** floor in the house is pre-finished oak. The **ash windows** have internal shutters and integrated mosquito nets.

various structures to be recovered in the large garden

In the **front garden** there is an olive tree, a **large stone basin** and the **registered ruins of other service buildings**. Finally, you reach the basins set up for a small synergistic vegetable garden.

A **swimming pool is possible**.

Other rooms without a roof with independent access to the main house are located: one next to the room with the entrance door-window, the other at the end of the small path going down the ancient stone stairs of the access lawn at the top from via Cavour.

In this garden there are a prickly pear, some lemon plants, a pomegranate, two olive trees and almond trees as well as aromatic herbs.



5 - Gesturi – Villa Regina Elena: outdoor

Cadastral subdivision is possible.

Given the demand in Gesturi, this property has a **high potential for realizing a home with an adjoining B&B.**

possibility of purchasing adjacent properties



6 - Gesturi – Villa Regina Elena: adjoining property



sardahousing.com

+39 070 748016 info@sardahousing.com

From the same owners, **furthermore**, it is also **possible to purchase the adjacent portion** (that originally was a single body with ours and is as large as the villa, but needs complete renovation) at a **convenient price**. **Finally**, a **further portion is also for sale** at an **ultra-attractive price** by negotiating with the owners.

Energy class C.

Price: euro 350,000.

info@sardahousing.com - www.sardahousing.com



7 - Gesturi – Villa Regina Elena: garden and portico



8 - Gesturi – Villa Regina Elena: registered ruins to be recovered



9 - Gesturi – Villa Regina Elena: back of the house



10 - Gesturi – Villa Regina Elena: house and view on the countryside



11 - Gesturi – Villa Regina Elena: back of the house



12 - Gesturi – Villa Regina Elena: stone basin



13 - Gesturi – Villa Regina Elena: garden



14 - Gesturi – Villa Regina Elena: garden and renovation works



15 - Gesturi – Villa Regina Elena: garden



16 - Gesturi – Villa Regina Elena: French window to the garden



17 - Gesturi – Villa Regina Elena: garden



18 - Gesturi – Villa Regina Elena: view



19 - Gesturi – Villa Regina Elena: interior details



20 - Gesturi – Villa Regina Elena: upper floor



21 - Gesturi – Villa Regina Elena: the upper floor



22 - Gesturi – Villa Regina Elena: bedroom with walk-in closet on the upper floor



23 - Gesturi – Villa Regina Elena: a view



24 - Gesturi – Villa Regina Elena: kitchen/dining area



25 - Gesturi – Villa Regina Elena: details



26 - Gesturi – Villa Regina Elena: bedroom and bathroom on the upper floor



27 - Gesturi – Villa Regina Elena: bedroom and bathroom on the upper floor



28 - Gesturi – Villa Regina Elena: ground floor



Short info Gesturi

The village of Gesturi in Sardinia is known especially for its Giara, rocky plateau with an extraordinary natural environment where you can admire the famous Cavallini (small horses).

An important centre of the Marmilla, the village is populated since the Middle Ages and today has about 1300 inhabitants. An ancient village which is now opening to the tourism and offers an experience of nature, art and devotion to visitors.

The old centre of Gesturi deserves a special mention thanks to its excellent state. Ancient portals, houses with vaulted arches, perfectly preserved entrances in the narrow streets of the village still recall the centuries-old agropastoral culture of the area. The settlement consists of the typical farm houses of the Campidano: low buildings, one or two floors, built around the courtyard closed with arched portals. In the courtyard "sa lolla", the portico under which animals and tools find shelter is like the ideal heart of the house, the intimate place where you make the ritual actions of everyday life.

The Giara and the "Cavallini"

The Giara is a basalt plateau of volcanic origin. Located in central-southern Sardinia, at the border between the lower Marmilla and the Sarcidano, it covers an area of 42 sq km at about 600 m. above sea level.

Surrounded and maybe once protected with an incredible number of nuraghi, and open above lands where man hardly could change anything, the plateau is covered by rocks, forests of oak and cork trees, and Mediterranean vegetation. In so a small area there is such an amount of different plant species that it is a sort of natural museum. Walking along the 14 km of paths of the Giara, discovering the traces left by man in 3500 years, is an experience that has no equal.

But the Giara is best known for its "Cavallini"! The Giara horses, a species between the horse and the pony, are brown and have an average height of one metre and twenty at the withers; they live in the wild on the plateau and are perfectly integrated since ancient times, as evidenced by some archaeological sites.

House of Fra Nicola

Gesturi is famous for its Giara, but also for the intense religiosity, thanks to the life-long work of Blessed Fra Nicola, who was born in 1882 in a peasant's house (now restored and open to visitors) of Gesturi. The house of Fra Nicola in the centre of the village is a simple house with the typical features of the rural structure. The furniture and the everyday objects inside the house show the life and work of farmers in the late nineteenth century.



Cavallini della Giara di Gesturi