



## Casale Màssama

In **Màssama**, a hamlet in the municipality of **Oristano**, we offer a **large unfinished farmhouse**, partly agricultural and partly residential, **with three hectares land**.



1 – Mássama – Oristano: Casale Mássama - buildings in the property

### a large unfinished farmhouse with three hectares land

The **unfinished farmhouse** is located in the hamlet of **Oristano Mássama**, 5 km from the provincial capital, on a **33,000-sqm plot facing the asphalt road**.

The unfinished property is **built in Gasbeton** and consists of **two constructed buildings for 400 sqm totally**: one of these is **agricultural**, while **the main one** is partly **agricultural and partly residential** (part of the residence on the upper floor is to be built).

### a main building is partly residential and partly agricultural

The **residential part, 250 sqm** usable space, of the main building is on **two levels with the upper floor partially built**. The **agricultural part** on the ground floor consists of **150 sqm agricultural rooms and further 150 sqm sheds**.

### a second constructed building

The second **constructed** building consists of a **shed with an already plastered well/warehouse room of 90 sqm**. A total of **400 sqm** has been **built**.

The project also includes a **separate 400-sqm shed** that is still **to be built**.



2 – Màssama – Oristano: Casale Màssama - buildings in the property

## the cultivated land is fenced and has two entrances

The **33000-sqm flat land** is **fenced** with 8.70 m green wire mesh and has a **main access**, already built **with stonewalls, and a secondary one**. The estate is **mostly cultivated** with myrtle grove with **about 6000 myrtle plants and olive trees** and **faces the asphalt road**. The **internal basalt roads** have already been built.

### Services

In the property you find **agricultural water** and a 25 metres deep **authorized artesian well**. **Electricity is on the border** of the land.

The buildings constructed are **all registered**. The residential part is registered as under construction.

## all main services in the village, a short distance from Oristano

**Màssama** and **Zeddiani**, 3 km, offer all the main services. Màssama is connected to **Oristano**, about 5 km, and to the other hamlets through the municipal **urban transport system**.

Màssama is a hamlet of the municipality of Oristano with about 600 inhabitants.

This **ancient village** is located in **central western Sardinia**, in northern **Campidano Plain**, on the edge of the flood zone of the **Tirso River**, which flows about two kilometres from the hamlet. Nine metres above sea level, the centre is about five km to the coast.

Situated in a particularly **fertile and green countryside**, given the proximity of the Tirso River, the hamlet of Màssama has a predominantly agro-pastoral economy.

## few kilometres to the beautiful beaches in the area

The coast and its **beautiful beaches** are about **10 km**: Torre Grande, 10 km, S. Giovanni di Sinis, 21 km, Is Arutas, 24 km.

## an excellent opportunity for a farmhouse or a residence

This estate offers **excellent possibilities** for creating a **farmhouse** or a **residence**.

Exempt from energy classification obligation.

**Price: euro 220,000.**

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3 - Màssama – Oristano: Casale Màssama – the fenced land



4 - Màssama – Oristano: Casale Màssama – main building



5 - Màssama – Oristano: Casale Màssama – main building



6 - Màssama – Oristano: Casale Màssama – main building



7 - Màssama – Oristano: Casale Màssama – main building



8 - Màssama – Oristano: Casale Màssama – main building



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9 - Màssama – Oristano: Casale Màssama – main building



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11 - Mássama – Oristano: Casale Mássama – main building



12 - Mássama – Oristano: Casale Mássama – main building



13 - Màssama – Oristano: Casale Màssama – main building



14 - Màssama – Oristano: Casale Màssama – main building





15 - Màssama – Oristano: Casale Màssama – main building



16 - Màssama – Oristano: Casale Màssama – main building



17 - Màssama – Oristano: Casale Màssama – the second building



18 - Màssama – Oristano: Casale Màssama – the second building



19 - Màssama – Oristano: Casale Màssama



20 - Màssama – Oristano: Casale Màssama



21- Màssama – Oristano: Casale Màssama



22- Màssama – Oristano: Casale Màssama



23 – Màssama – Oristano: Casale Màssama



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25 - Màssama – Oristano: Casale Màssama



26 Màssama – Oristano: Casale Màssama



27 - Màssama – Oristano: Casale Màssama

### **Màssama short info**

The **ancient small village of Màssama** is a hamlet of the municipality of **Oristano** with about 600 inhabitants.

The town is located in **central western Sardinia**, in northern **Campidano Plain**, at the edge of the flood zone of the **Tirso River** that flows about two kilometres from the village. Nine metres above sea level, the centre is about **five km to the west coast** as the crow flies.

Located in a particularly **fertile and green countryside**, given the proximity of the Tirso River, the hamlet of Màssama has a predominantly agro-pastoral economy.

The **name** of the village, documented as Mårsima from 1357 to 1359, could date back to that of the Carthaginian settlement the remains of which were found near the churchyard in the [Oratorio delle Anime](#). It is more likely, however, that the toponym has Roman origins. It should derive from a Roman statio that was located along the *Via Maxima*, the ancient Roman main road that connected Tharros to Forum Traiani (Fordongianus).

Although the first human settlements (located by scholars in the Montigu Mannu area) date back to the pre-Nuragic (Eneolithic) and Nuragic eras, Màssama has Roman origins. A judicial villa of the Giudicato d'Arborea in the Middle Ages, Màssama has been a part of the curatoria of Campidano Maggiore until 1410, the year in which it became part of the marquisate of Oristano. From 1477 royal officials administered it following the seizure of Leonardo Alagon's fief. The feudal regime ended for Màssama in 1836. Màssama became a hamlet of the Municipality of Oristano in 1927.

