



## Estate Caparedda

In **Nuoro**, we offer an **exclusive rustic property with historic buildings**, in Località Caparedda, 1.5 km from the town centre.



1 – Nuoro – Estate Caparedda

### an exclusive rustic property with views of the valley

**Estate Caparedda**, an area of approximately **6.3 hectares**, is located on the slopes of Mount Ortobene, in an area that is completely **immersed in the lush greenery of Mediterranean vegetation**.

Thanks to its **dominant position**, the property offers a **spectacular view of the valley** up to the town of Nuoro, with a breath-taking panorama that embraces Mount Ortobene.

### several rural buildings for many different uses

The **several rural buildings** in the estate (171 sqm in total) bear witness to the history of the place, and offer **many possibilities of use**.

\*\* **House** (61 sqm): a welcoming old home consisting of **four rooms**: kitchen, dining-living area, bedroom and bathroom.

The **typical architecture of the traditional "stazzi"**, with a rectangular plan and double-pitched roof, gives the house an **authentic rustic charm**. Maintained and cared for over time, the house is in a **good structural state** and represents a perfect example of integration between tradition and functionality.



2 – Nuoro – Estate Caparedda

**\*\* Large room (80 sqm):** a more recent reconstruction of an old sheepfold, this building consists of a **large single room with a kitchenette and a bathroom.**

This building is also in a **good structural and maintenance state** and offers a nice **veranda** that extends along the whole front, with a **spectacular view of the valley.**

Its double-pitched roof in Sardinian tiles, the stone and wood finishes in harmony with the style of the property and the view from the veranda make this house **ideal as an additional living space, a study or a laboratory.**



3 - Nuoro – Estate Caparedda veranda with views of the valley



## typical of the Sardinian agro-pastoral tradition

\*\* **Roasting room** (14 sqm): a **small granite building** (with an average thickness of the walls of 50-60 cm) with a roof in Sardinian tiles. It is **one of the oldest** buildings on the estate (over a century of history), used in the past for preparing roasts and **today used as a warehouse**.



4 - Nuoro – Estate Caparedda - roasting room

\*\* **Chicken coop** (16 sqm): a building used in the past to shelter chickens. It maintains the **rustic architecture** typical of Sardinian agricultural buildings and is made of concrete blocks with a sloping roof in latero-cement.



5 - Nuoro – Estate Caparedda – chicken coop



\*\* **Pinnettu**: a circular building (about 3.5 metres in diameter) typical of the Sardinian pastoral tradition. Today used as a tool shed, it adds a further element to the traditional charm to the property.



6 –Nuoro – Estate Caparedda – Su Pinnettu

## infrastructure works to improve management and habitability

The **constant interventions** carried out since the end of the nineteenth century have improved and maintained the efficiency of the estate. The **buildings** and **ancillary works** in the estate, in fact, facilitate a rational management and a comfortable living. Among these, we find:

- The **system of terraces** of about 2,000 sqm (built over 70 years ago with traditional techniques) represents a splendid **example of agricultural architecture integrating into the natural context** that characterizes the rural landscape of the mountain slopes.
- The land has a **private internal road**, consisting of a concrete driveway of about 400 metres that leads from the entrance gate on Strada Statale 129 to the centre of the property.
- **Water management** guarantees an excellent level of self-sufficiency. In fact, pumping systems and PEBD pipes manage the water supply of **two practically perennial water sources** in the estate. In particular, **one** of the sources, near the Rio Caparedda, provides **water for the civil uses** of the buildings; **the other** source, near the terrace system, feeds a **masonry storage tank** of about 16 cubic meters, **for irrigation purposes**.
- The estate is also connected to the **public electricity system**.

The **quantity and quality of the facilities** in this estate, in addition to its **strategic position**, make it suitable for various **uses, both agricultural and residential or recreational**.



## perfectly integrated into the environmental context



7 - Nuoro – Estate Caparedda – terracing system

The **hilly morphology** that characterizes the whole property, with slopes reaching 35%, **gives the landscape a suggestive and wild atmosphere.**

The estate is perfectly integrated into a natural context of **wooded areas of holm oaks and cork oaks** in the repopulation phase and in terraced portions. The **terraces** also offer many possibilities for growing orchards, vegetables or vineyards.

An **uncontaminated natural environment** surrounds the estate. A landscape that is rich in **Mediterranean flora** with a predominance of **holm oaks and cork oaks** perfectly integrates with a **reforestation of pine trees** (carried out in the 1970s).

The **Riu Caparedda torrent**, which **crosses the estate** forming waterfalls and water features, creates a **perfect sound atmosphere** for those seeking a refuge away from the chaos of the town.



8 - Nuoro – Estate Caparedda – a view



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## compliant with the urban planning plan

From an urban planning point of view, the area falls within the **Municipal Urban Plan of Nuoro, in Zone H2** – Environmental and Landscape Protection, regulated pursuant to Article 32 of the Technical Implementation Standards.

Only low environmental impact agricultural cultivation and maintenance of existing buildings are permitted. Ordinary and extraordinary maintenance and demolition/reconstruction work is permitted for the buildings, in accordance with the provisions of the Consolidated Law on Construction.

The **buildings are compliant from an urban planning point of view**. An expert report of the entire property is available upon request, with location, access, infrastructure, urban framework and overall assessment.



9 - Nuoro – Estate Caparedda

## a unique estate for its historical and environmental value

The characteristics of the estate and the surrounding landscape make this property **ideal for those who want to live in a quiet context and in harmony with nature**.

The **strategic position** and the **variety of buildings and lands** offer **different possibilities of use**: from the creation of a **farm** to the conversion into a **private residence** surrounded by nature, up to the development of activities related to **agritourist or rural hospitality**.

The **proximity to the centre of Nuoro** and the **natural and historical value** make this property a **rare and highly valuable investment**.

Energy class G.

**Price: euro 240,000.**

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10 - Nuoro – Estate Caparedda – house



11 - Nuoro – Estate Caparedda – house



12 - Nuoro – Estate Caparedda – house



13 - Nuoro – Estate Caparedda – house





14 - Nuoro – Estate Caparedda – veranda



15 - Nuoro – Estate Caparedda – veranda



16 - Nuoro – Estate Caparedda – a view



17 - Nuoro – Estate Caparedda – “large room”



18 - Nuoro – Estate Caparedda – “large room”



19 - Nuoro – Estate Caparedda – “large room”



20 - Nuoro – Estate Caparedda – “large room”



21 - Nuoro – Estate Caparedda



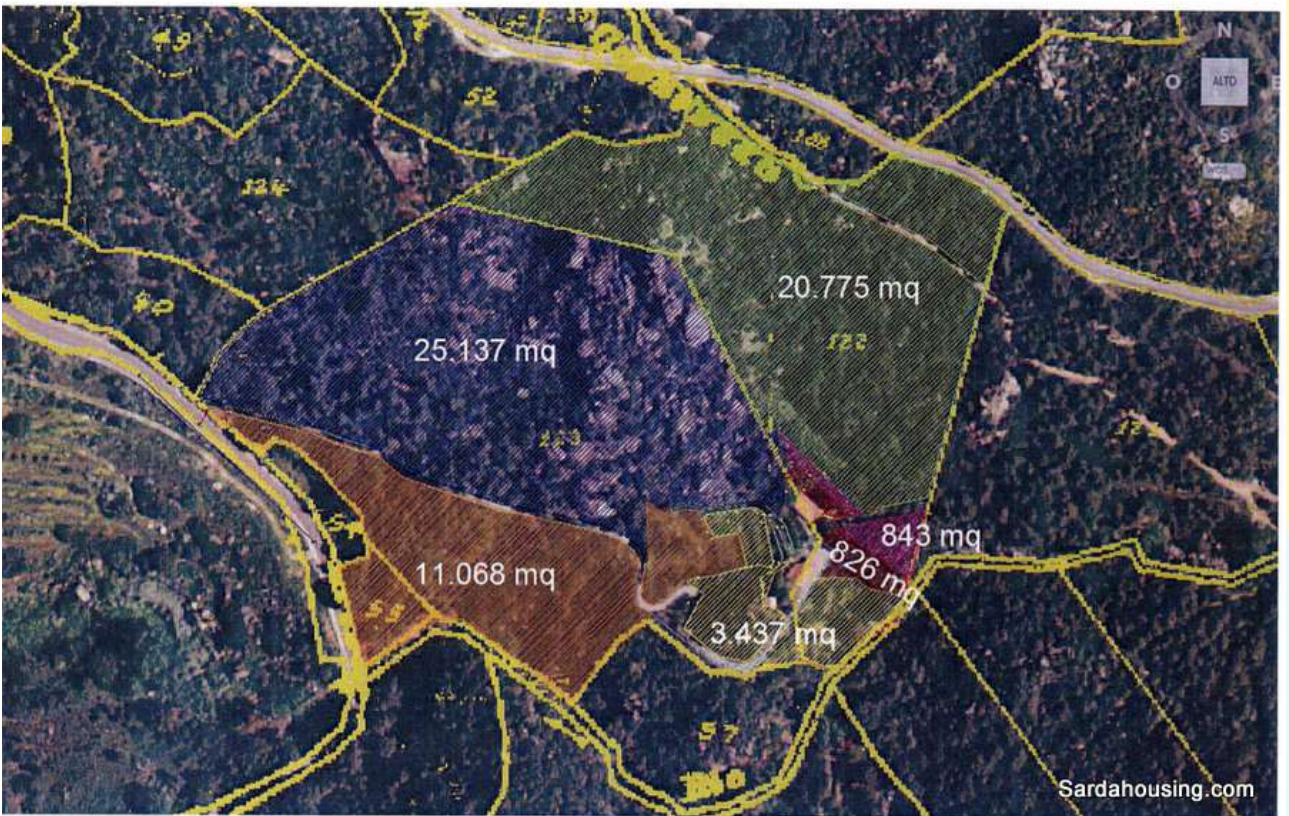
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24 - Nuoro – Estate Caparedda - location



25 - Nuoro – Estate Caparedda