



sardahousing.com

+39 070 748016

info@sardahousing.com

## Building area S. Maria

In **Dolianova**, about 20 km to **Cagliari**, we offer a **building area** in the S. Maria district, on the **close outskirts of the village**.



1 – Dolianova: building area S. Maria

The **building area** S. Maria is in **Dolianova**, a village in Parteolla about 20 km to **Cagliari**, entering from via Su Marrupiu.

## in Dolianova, about 20 km to Cagliari

The land registry surface measures **1058 sqm**.

The actual surface area of the lot is 987 sqm with a buildability index of 3 m<sup>3</sup>/m<sup>2</sup>, equal to **1096 buildable sqm** (with an average height of 2.70 m), in addition to the basements which do not sum a volume.

## .building area with a buildability index of 3 m<sup>3</sup>/m<sup>2</sup>

Exempt from energy certification obligation.

**Price: euro 140.000.**

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2 – Dolianova: building area S. Maria



3- Dolianova: building area S. Maria





4 - Dolianova: building area S. Maria



5 - Dolianova: building area S. Maria





6 - Dolianova: building area S. Maria



7 - Dolianova: building area S. Maria





8 - Dolianova: building area S. Maria

### **Short info Dolianova**

*Dolianova is a small town in the heart of Parteolla. Some scholars trace the Sardinian name "Patiòlla" to the Nuragic period, but the most popular theory leads to a Latin origin "Pars Olea", with reference to the widespread cultivation of olive trees, still a very important part of its economy.*

*Born in 1905, uniting the ancient villages of San Pantaleo and Sicci San Biagio, however Dolianova hosts numerous archaeological sites that testify to the presence of humans in far more remote times, such as "Sa dom'e S'orcu" "Mitza salamu" and "Sa dom'e S'ossu".*

*Characteristic of Dolianova are the houses of the old town, in the architectural style typical of the villages in Campidano Plain ("Casa Campidanese").*

*In the old centre the church of San Pantaleo is also interesting: it was built in three different periods between the second half of the twelfth and the end of the thirteenth century, and mixes and harmonises the Pisan style of the first period with the Roman-Gothic of the second one and the Islamic influences of the third one.*

*A few kilometers from the village you can immerse yourself in an exemplary environment of modern rural life: an orderly sequence of vineyards and olive groves (often centuries old) that preserve, despite the obvious care to which they are subject, the features of the more traditional systems and methods of cultivation.*

*The highest parts of the hills are home to the sites of greater environmental value: places like the classic San Giorgio - Sa Sa mitz'e sa Figù and Sa Colonia.*

*Dolianova is known for its vineyards (wines Nuragus, Nascus, Moscato and Malvasia), for its winery, and for the production of sheep and goat cheeses (Argiolas Formaggi is one of the largest dairies in Sardegna).*