



House Roma

In **Soleminis**, a quiet village in Parteolla 15 km to **Cagliari**, we offer a **detached house in the old centre**, with **cellar** and **courtyard**.



1 – Soleminis – Cagliari – House Roma

twenty minutes to Cagliari, in Soleminis centre

House Roma is in **Soleminis**, a quiet village in Parteolla 15 km to **Cagliari**. Located in Via Roma, in the **old centre**, it is a stone's throw from the station and services.

an independent house on two levels

Built in the 1950s and renovated in the 1990s, House Roma is a **160 sqm independent Campidano house on two levels** above ground, with a **courtyard**, a facing **cellar** and a **porticoed driveway**.

large interiors with covered veranda and balcony

The **house, 160 sqm totally**, includes, on the **ground floor**, an entrance room, a bedroom, two kitchen areas (one of which with a **fireplace**), a bathroom and a covered veranda that opens into the courtyard. On the **upper floor**, there are three bedrooms, a living room and a balcony. The second bathroom can be built corresponding with the one on the floor below.

a courtyard with artesian well

In the **111 sqm courtyard** there is an old **well** that is **still active**.



2 - Soleminis – Cagliari – House Roma

a suggestive old stone cellar

The property also includes an **old 127 sqm stone and brick cellar**, facing the house.

Here you are in a large space **with very high ceilings**, with the **possibility** of creating a **mezzanine**, and a **redone roof**. A suggestive room that still contains its old concrete barrels, underground tanks and an old grape press.

a drivable entrance

You can enter the cellar also from the road through a **39 sqm porticoed driveway**.

a property with a great potential

This property, although it **needs modernization** works, is structurally sound with **roofs and attics in order**.

House Roma is a **property with a great potential**. Its location, large internal spaces, outdoor spaces, and finally, the large period cellar are all characteristics that guarantee great results by means of a careful modernization work.

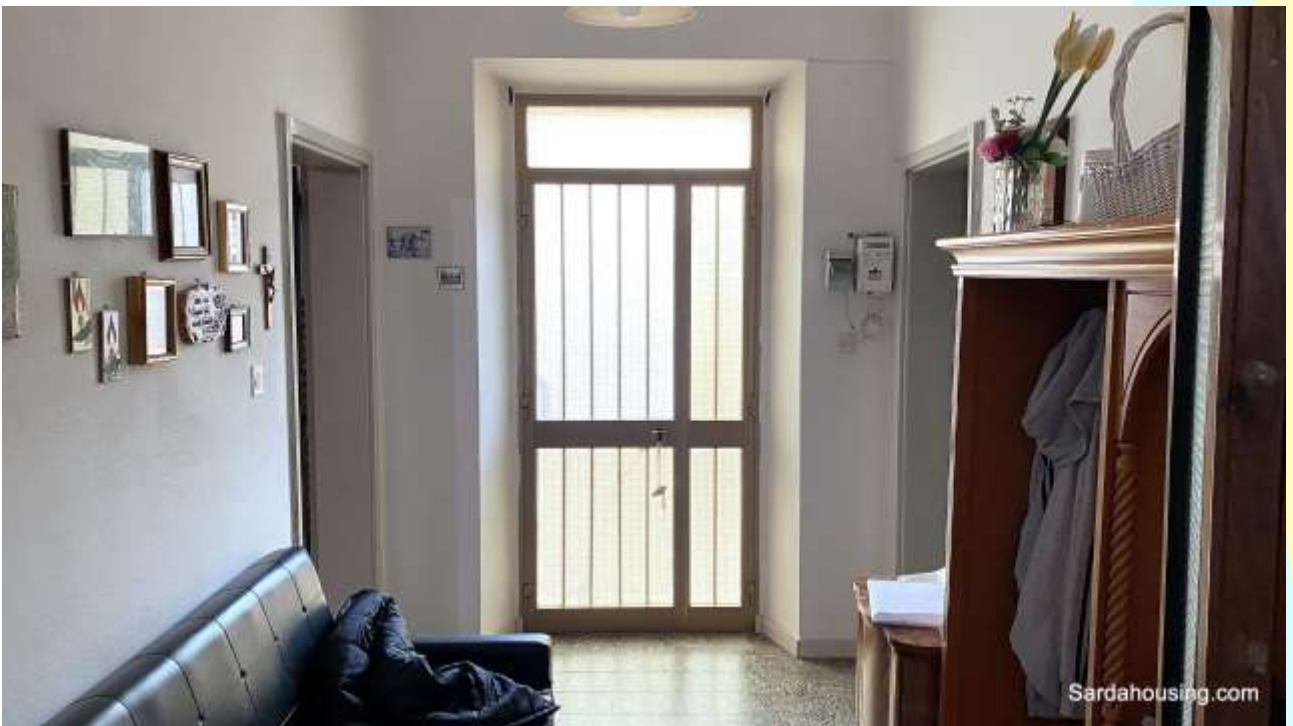
Energy class G, IPE > 175 kWh / sqm per year - data awaiting certification.

Price: euro140000.

info@sardahousing.com – www.sardahousing.com



3 - Soleminis - Cagliari - House Roma - drivable entrance



4 - Soleminis - Cagliari - House Roma - entrance room



5 - Soleminis – Cagliari – House Roma - kitchen



6 - Soleminis – Cagliari – House Roma - fireplace



7 - Soleminis – Cagliari – House Roma - bedroom



8 - Soleminis – Cagliari – House Roma – dining room



9 - Soleminis – Cagliari – House Roma – veranda onto the courtyard



10 - Soleminis – Cagliari – House Roma - courtyard



11 - Soleminis – Cagliari – House Roma – veranda and bathroom entrance



12 - Soleminis – Cagliari – House Roma – ground floor bathroom



13 - - Soleminis – Cagliari – House Roma – upper corridor and stairs



14 - Soleminis – Cagliari – House Roma – upper corridor



sardahousing.com

+39 070 748016 info@sardahousing.com



15 - Soleminis – Cagliari – House Roma – upper floor



16 - Soleminis – Cagliari – House Roma – a view from balcony



17 - Soleminis – Cagliari – House Roma – bedroom on the upper floor



18 - Soleminis – Cagliari – House Roma – courtyard and cellar facing the house



19 - Soleminis – Cagliari – House Roma - courtyard



20 - Soleminis – Cagliari – House Roma – courtyard and internal entrance to the cellar



21 - Soleminis – Cagliari – House Roma – cellar entrance



22 - Soleminis – Cagliari – House Roma – stone and brick cellar from outside



23 - Soleminis – Cagliari – House Roma – cellar interiors



24 - Soleminis – Cagliari – House Roma – concrete barrels



25 - Soleminis – Cagliari – House Roma – grape press in the cellar



26 - Soleminis – Cagliari – House Roma – porticoed drive way



27 - Soleminis – Cagliari – House Roma – porticoed driveway



28 - Soleminis – Cagliari – House Roma – details of cellar wall



29 - Soleminis – Cagliari – House Roma – still active artesian well

Soleminis - short info

About 20 Km from Cagliari, the village of Soleminis (1834 pop.) lies in a hilly area of the Campidano of Cagliari, on the border with the mountains of Serpeddi.

In one of the most fertile areas in southern Sardinia devoted to agropastoral activities (vines, olives and cereals), this village is characterized by the production of bread and honey, the collection of herbs, and breeding poultry.

Numerous archaeological sites in the area are evidence of the presence of significant settlements since the prenuragic period.

The first mention of the village's name dates back to the eleventh century, when the village was part of the curatoria of Parteolla in the Giudicato of Cagliari. In 1258, the village was a possession of the Gherardesca family of Pisa, and in 1297 of the town of Pisa. During the Aragonese and Spanish domination, the village belonged to several feudal lords. Abandoned because of plagues, the village, founded again in 1637 by the noble family of Vico, passed to the Amat family who kept it until redemption of the feud in 1839.

In the old centre of Soleminis there are still several ancient buildings made in the traditional rural architecture with raw mud bricks. One of these, the house "Corda Spada", was transformed into a cultural centre, which houses an interesting ethnographic collection, as well as furniture, tools and artifacts of everyday life in the island. At the limit of the municipal boundary, in Icoalita Sedd'e Cresia, there is the parish church of San Giacomo. Probably built on the ruins of a medieval church, this seventeenth-century church, with an interior in Gothic style, houses numerous statues and a beautiful silver cross dating back to 1300.

Do not miss to visit the beautiful park Monte Arrubiu, part of the State forest of Campidano (some 1600 hectares). The forest borders the centres of Sinnai and Settimo S. Pietro, and the territories of Soleminis and Dolianova.

Entering from Soleminis, north of the forest, you reach Monte Arrubiu and find a plant nursery and the former forest barracks that were renovated and destined to environmental education activities