Puglia

Ceglie Messapica

Ref. 6491: Antique farmhouse to renovate in Ceglie Messapica
Asking Price: € 330.000

Description

In the heart of the enchanting Apulian countryside, between Ceglie Messapica and Cisternino, we offer for sale a charming and authentic stone farmhouse of ancient origin, set in an environment of rare beauty and tranquility.

The property is arranged over two levels with a total surface area of approximately 225 m² and is surrounded by a large plot of about 20,000 m², enriched with mature olive trees and arable land.

Key features:

- Living area: 225 m²
- Land size: 20,000 m²
- Floors: 2
- Rooms: 7
- Fireplaces: 2
- Condition: fully to be renovated

On the ground floor there are four rooms featuring characteristic star-vaulted ceilings, a fireplace, and an original feeding trough, preserving the charm of traditional Apulian rural architecture. Two characteristic staircases lead to the upper floor, where there are three additional rooms, also with typical vaulted ceilings and a second fireplace.

Outside, the property offers a spacious courtyard and two water cisterns for collecting rainwater, essential for managing a countryside home.

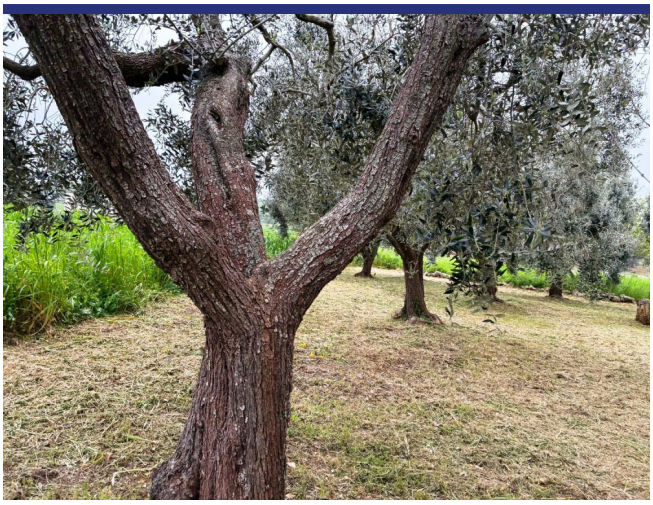
According to current municipal regulations, there is the possibility to apply for permits for extensions, the construction of pergolas, and potentially an in-ground swimming pool of up to 40 m², further enhancing the value and potential of the property.

The location is strategic: just a few kilometers from the provincial road Ostuni – Martina Franca, a short distance from Ostuni and the Adriatic Sea, and approximately a 35-minute drive from Brindisi Airport.

This property is ideal both as a charming private residence and as an investment for tourist rentals, being located in one of the most sought-after areas of Puglia, surrounded by picturesque towns such as Ostuni, Cisternino, Ceglie Messapica, and Martina Franca.

For further information or to arrange a viewing, please do not hesitate to contact us.

Pictures



Location & Details

(Map does not indicate the exact location of the property)

- Reference: 6491
- Villa/Farmhouse
- Restoration Project
- 23 km to Sea
- 4 km to Village
- Garden
- Fire Place
- Pool: To be realised
- Asking Price: € 330.000

- Floorspace: 225 m^2
- SQM Plot: 20000 m^2
- Bedrooms: 3
- Bathrooms: 1
- Rental Potential: Good after renovation
- Condition of the Property: To be restored
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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