Puglia

Ceglie Messapica

Ref. 6650: AUTHENTIC PANORAMIC TRULLO WITH PLOT AND APPROVED PERMIT FOR A SWIMMING POOL – CEGLIE MESSAPICA
Asking Price: € 225.000



Description

A little piece of authentic Puglia, where traditional charm, modern comfort and the timeless beauty of the surrounding landscape come together in perfect harmony.

Set in the beautiful countryside of Ceglie Messapica, towards Cisternino, this charming and authentic trullo is offered for sale in an elevated position with panoramic views. Surrounded by the peaceful Apulian countryside, the property enjoys a private terraced plot of approximately 6,453 m², largely planted with centuries-old olive trees.

An exceptional property for those wishing to experience the authentic lifestyle of the Valle d'Itria, in a setting offering tranquillity, privacy and outstanding natural beauty.

THE PROPERTY

The property has retained the charm and character of traditional rural Apulian architecture. The original trullo consists of three impressive conical stone domes, internally connected to a more recently constructed traditional *lamia*, creating a harmonious and functional living space.

The interior comprises a charming sleeping area within the original trullo and a living area in the lamia, which also accommodates the bathroom. There is also the possibility of creating an additional bedroom.

The property has been carefully renovated using high-quality materials and skilled craftsmanship. The elegant finishes further enhance the authentic character and distinctive charm of this unique home.

OUTDOOR AREAS AND FEATURES

The outdoor spaces are undoubtedly one of the property's greatest assets.

Traditional paving in antique *chianca* limestone, a charming pergola with built-in stone seating and a spacious parking area create a welcoming Mediterranean atmosphere, perfectly integrated into the surrounding landscape.

The property also benefits from:

- A water storage cistern with a capacity of approximately 8,000 litres
- An Imhoff septic tank system
- An underground LPG gas tank with a boiler supplying the heating system throughout the property
- A separate technical room adjacent to the main building
- Extensive terraced grounds, largely featuring centuries-old olive trees

APPROVED SWIMMING POOL – AN EXCEPTIONAL ADDED VALUE

A particularly attractive feature is the building permit already granted for the construction of a beautiful infinity swimming pool of approximately 40 m², complete with a technical room and a dedicated relaxation area.

This offers an excellent opportunity to further enhance the property and transform the outdoor spaces into an exclusive private oasis, perfect for enjoying the Mediterranean climate and relaxed lifestyle of Puglia.

Construction of the swimming pool can commence immediately, in accordance with the permits already granted.

EXCELLENT LOCATION AND VERSATILE POTENTIAL

The property also benefits from an exceptionally attractive location from a tourism and holiday rental perspective.

Situated just a few kilometres from Ostuni, the charming towns of the Valle d'Itria and the beautiful beaches along the Adriatic coast, this property is ideally suited both as a private residence and as an investment for high-end holiday rentals.

The proximity to Brindisi and Bari international airports also makes the property easily accessible to international visitors and prospective guests.

An authentic home full of character and potential, where ancient stone, centuries-old olive trees and the distinctive Apulian landscape come together to create a truly unique atmosphere.

A rare opportunity for those looking for more than just a property: a special place to live, relax and experience the authentic beauty of Puglia.

KEY FEATURES

- Commercial floor area: 111 m²
- Net internal floor area: 105 m²
- Private plot: 6,453 m²
- Number of rooms: 3
- Bathrooms: 1
- Terrace
- Garden
- Fireplace
- Independent heating system with LPG boiler
- Excellent condition
- Renovated to a high standard with quality finishes
- Approved plans for an infinity swimming pool of approximately 40 m²
- Separate technical room
- Spacious private parking area

Pictures























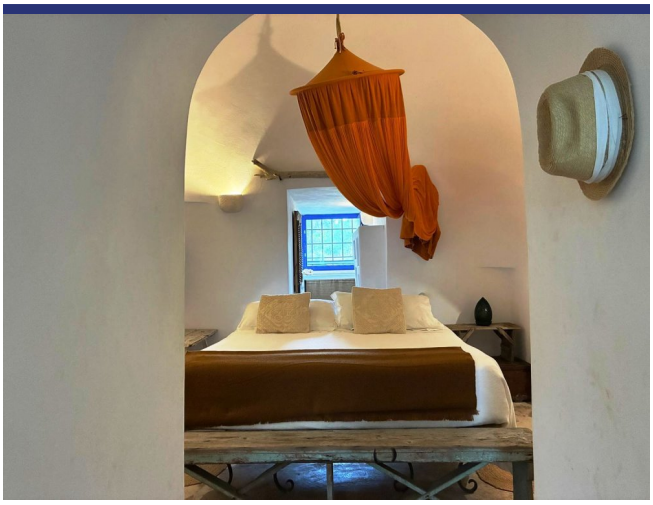




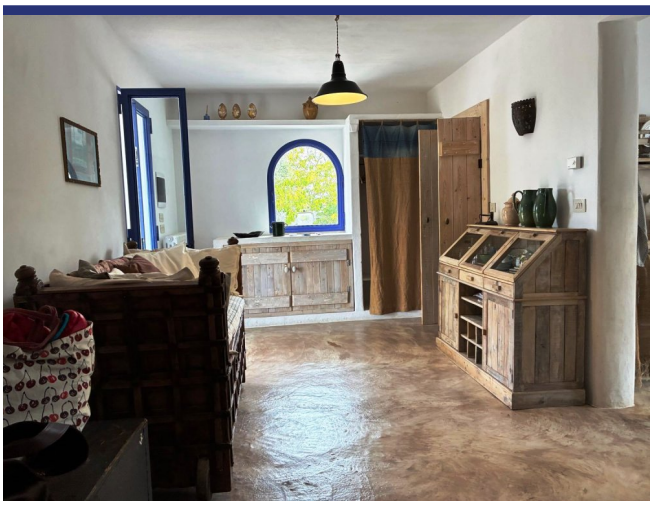




































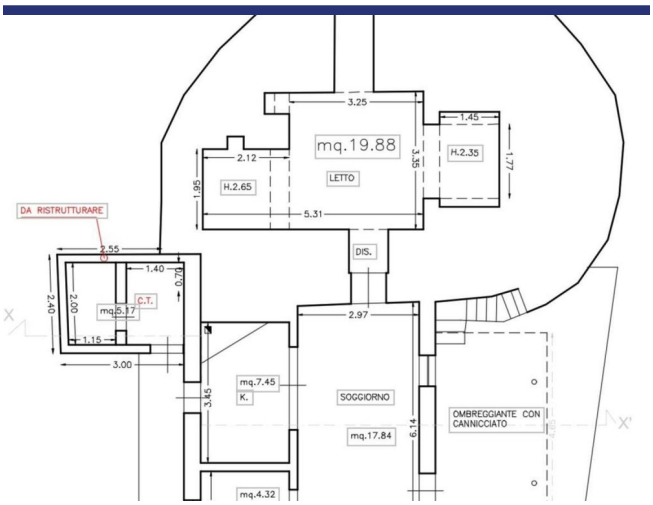


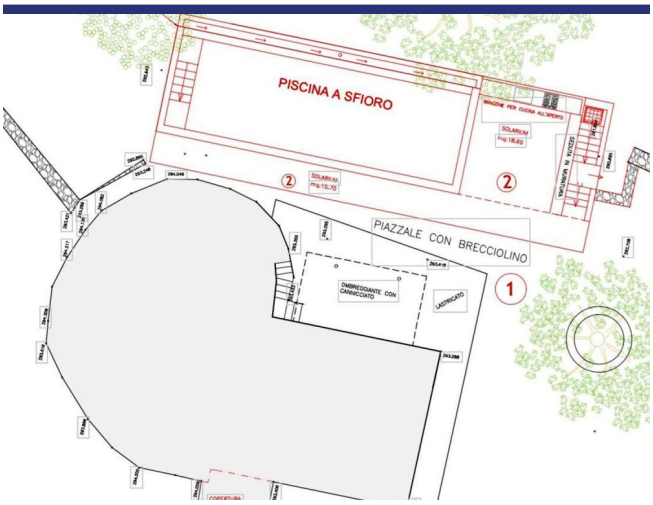


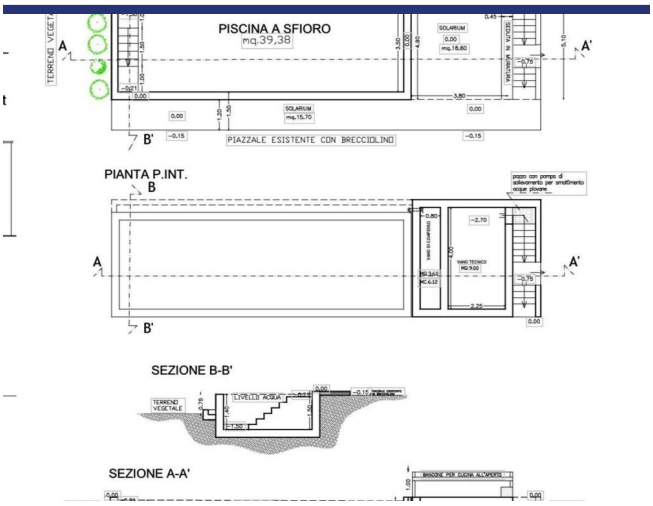







DA RISTRUTTURARE
mq.19.88
LETTO
H.2.65
H.2.35
C.T.
mq.6.17
DIS.
mq.7.45
K.
SOGGIORNO
mq.17.84
mq.4.32
OMBREGGIANTE CON CANNICCIATO


PISCINA A SFIORO
PIAZZALE CON BRECCIOLINO
OMBREGGIANTE CON CANNICCIATO
LASTRICATO


PISCINA A SFIORO
mq.39,38
PIAZZALE ESISTENTE CON BRECCIOLINO
PIANTA P.INT.
SEZIONE B-B'
SEZIONE A-A'

Location & Details



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

- Reference: 6650
- Villa/Farmhouse
- Panoramic View
- 12 km to Sea
- 6 km to Village
- Garden
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 225.000

- Floorspace: 105 m^2
- SQM Plot: 6453 m^2
- Bedrooms: 2
- Bathrooms: 1
- Rental Potential: Very good
- Condition of the Property: Good
- 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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