Puglia

Ceglie Messapica

Ref. 6625: Authentic trulli estate with pool in Ceglie Messapica – Panoramic views over the Itria Valley
Asking Price: € 540.000



Description

In the heart of authentic Puglia, surrounded by the timeless landscape of the Itria Valley, lies this unique property comprising two groups of authentic trulli, forming a charming small hamlet built in natural stone.

A truly special setting where history, nature and traditional Puglian architecture come together, creating a property with a distinctive character and an exceptional sense of place.

Dating back to the 19th century, the buildings retain the atmosphere and charm of traditional rural Puglian homes. The natural tones of the local stone, ranging from soft grey to brilliant white, enhance the characteristic shapes of the trulli and reflect the authentic architectural heritage of the region.

The property has been carefully renovated with respect for its original historical and architectural features, while incorporating the modern comforts required for contemporary living.

EXCEPTIONAL VIEWS OVER THE ITRIA VALLEY

The property extends over approximately 20,000 m² of agricultural land and enjoys a privileged panoramic position, offering spectacular views across a large part of the Itria Valley.

Here, the landscape of Puglia takes centre stage: olive trees, natural stone, light and tranquillity create an exceptionally beautiful setting.

It is an ideal retreat for those seeking privacy, peace and an authentic lifestyle, away from mass tourism and the pace of everyday life.

A genuine Puglian country retreat, perfectly suited as a second home, private residence or property for a carefully developed holiday-rental project.

INTERIORS

The property offers approximately 110 m² of commercial floor area and around 100 m² of internal living space, arranged over a total of 4 rooms and 2 bathrooms.

The interiors retain the distinctive character of traditional Puglian rural architecture, combining authentic details with functionality and contemporary comfort.

The east-facing orientation provides pleasant natural light throughout the day.

Year-round comfort is ensured by air-conditioning systems with both cooling and heating functions, while a charming fireplace adds warmth and character to the interiors.

OUTDOOR LIVING

One of the property's key features is the combination of its generous outdoor spaces and extensive surrounding land.

The property includes:

- Private garden
- Panoramic terraces
- Generous outdoor areas
- Private parking spaces
- Garage
- Storage room
- Above-ground swimming pool
- Additional outdoor areas offering further potential

The existing above-ground swimming pool could potentially be replaced with an in-ground swimming pool, subject to obtaining the necessary planning permissions and approvals.

The generous outdoor areas also offer excellent possibilities for creating relaxing spaces, an outdoor kitchen, al fresco dining areas and inviting spaces for entertaining family and friends while enjoying the surrounding landscape.

EXPANSION POTENTIAL & HOLIDAY RENTAL OPPORTUNITY

Both groups of trulli offer interesting potential for future expansion, subject to applicable planning regulations and the necessary permits.

The property is also particularly suitable for holiday rentals and short-term accommodation, allowing the authentic charm of the trulli and the panoramic setting to be transformed into a distinctive Puglian hospitality experience.

The combination of historic architecture, privacy, extensive land and panoramic views over the Itria Valley makes this property particularly appealing to both Italian and international buyers seeking an exceptional retreat in Southern Italy.

A PLACE TO EXPERIENCE – A PIECE OF PUGLIAN HERITAGE

More than simply a property, this is an authentic immersion into the rural and Mediterranean character of Puglia.

The trulli, natural stone, abundant light, surrounding landscape and generous grounds create an exceptional setting that can be enjoyed throughout the year.

A rare opportunity to acquire an authentic piece of Puglian heritage, with the potential to become an elegant private residence, a charming second home or a distinctive hospitality project.

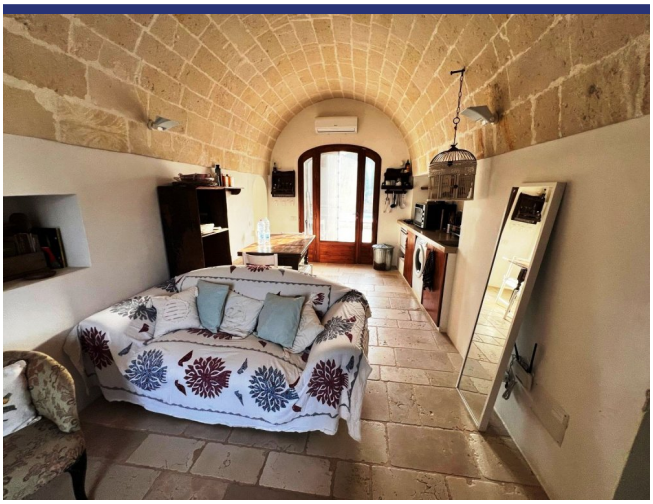
KEY PROPERTY FEATURES

- Location: Ceglie Messapica, Puglia, Italy
- Property type: Historic trulli estate
- construction date: 1800
- Commercial floor area: 110 m²
- Internal living area: 100 m²
- Rooms: 4

- Bathrooms: 2
- Land: 20,000 m²
- Floors: 1
- Condition: Good condition
- Terraces: Yes
- Air conditioning: Heating & cooling
- Fireplace: Yes
- Private garden: Yes
- Garage: Yes
- Parking spaces: Yes
- Storage room: Yes
- Swimming pool: Above-ground
- Expansion potential: Yes, subject to the required permits

Pictures



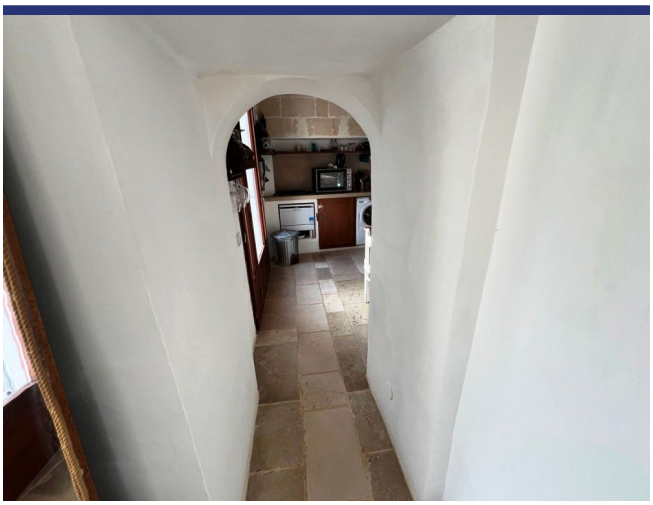




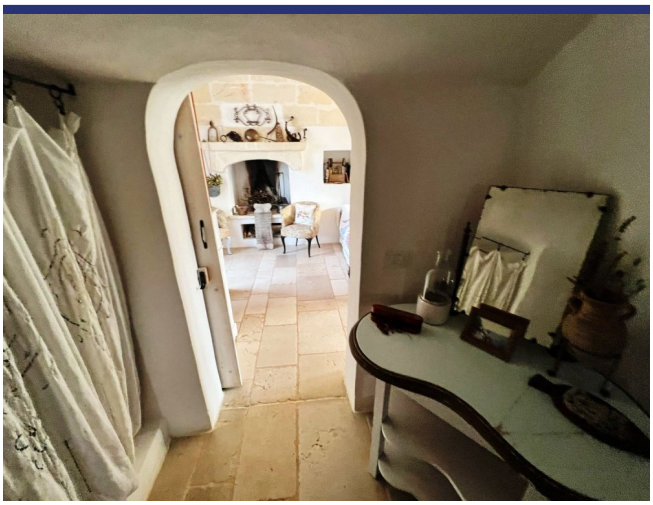






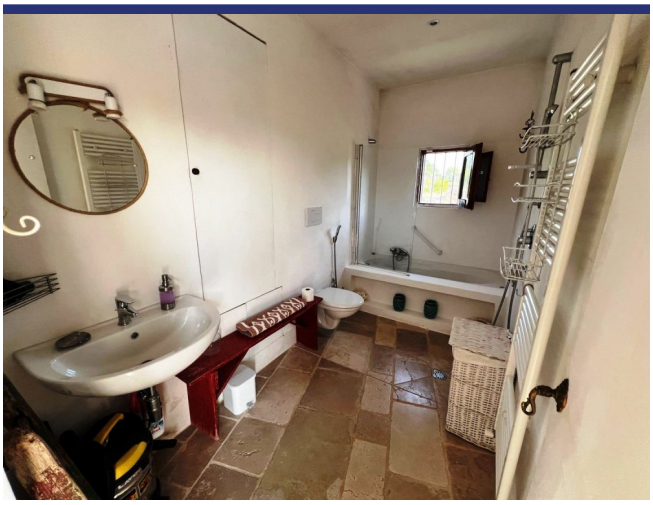


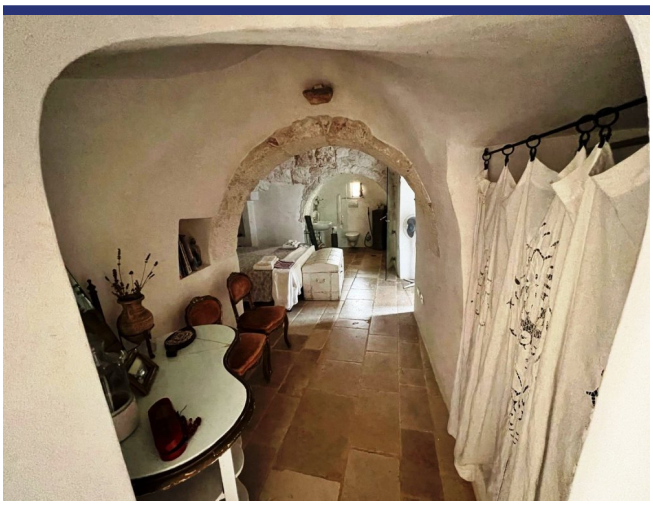








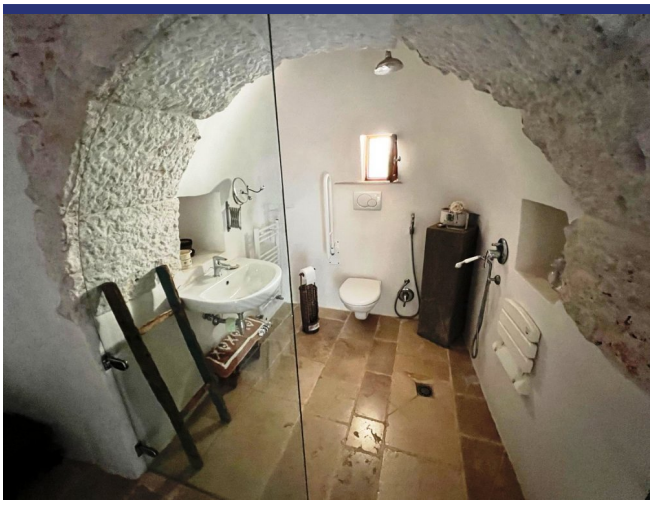




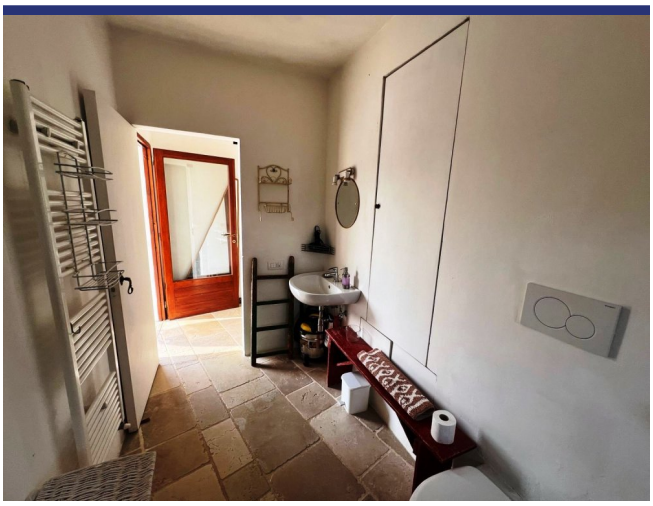










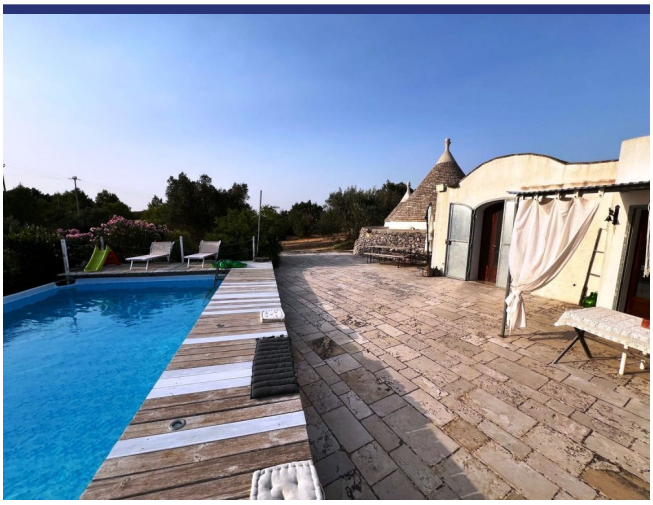






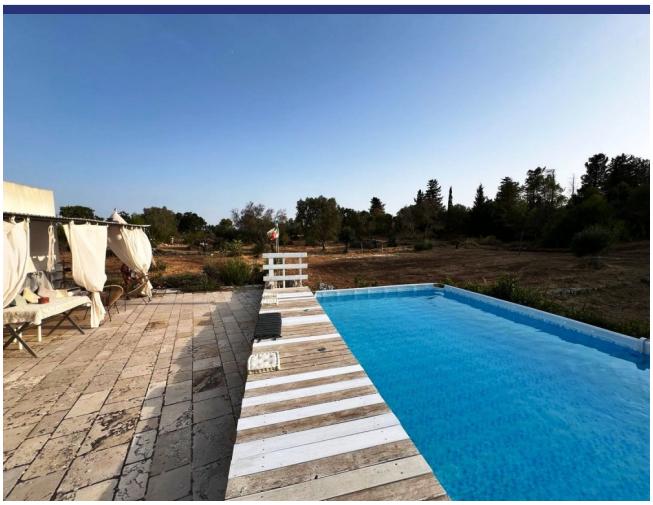














Location & Details



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

- Reference: 6625
- Villa/Farmhouse
- Panoramic View
- 25 km to Sea
- 6 km to Village
- Garden
- Terrace
- Fire Place
- Airco
- Garage: Yes
- Pool: To be realised
- Asking Price: € 540.000

- Floorspace: 100 m^2
- SQM Plot: 20000 m^2
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: 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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