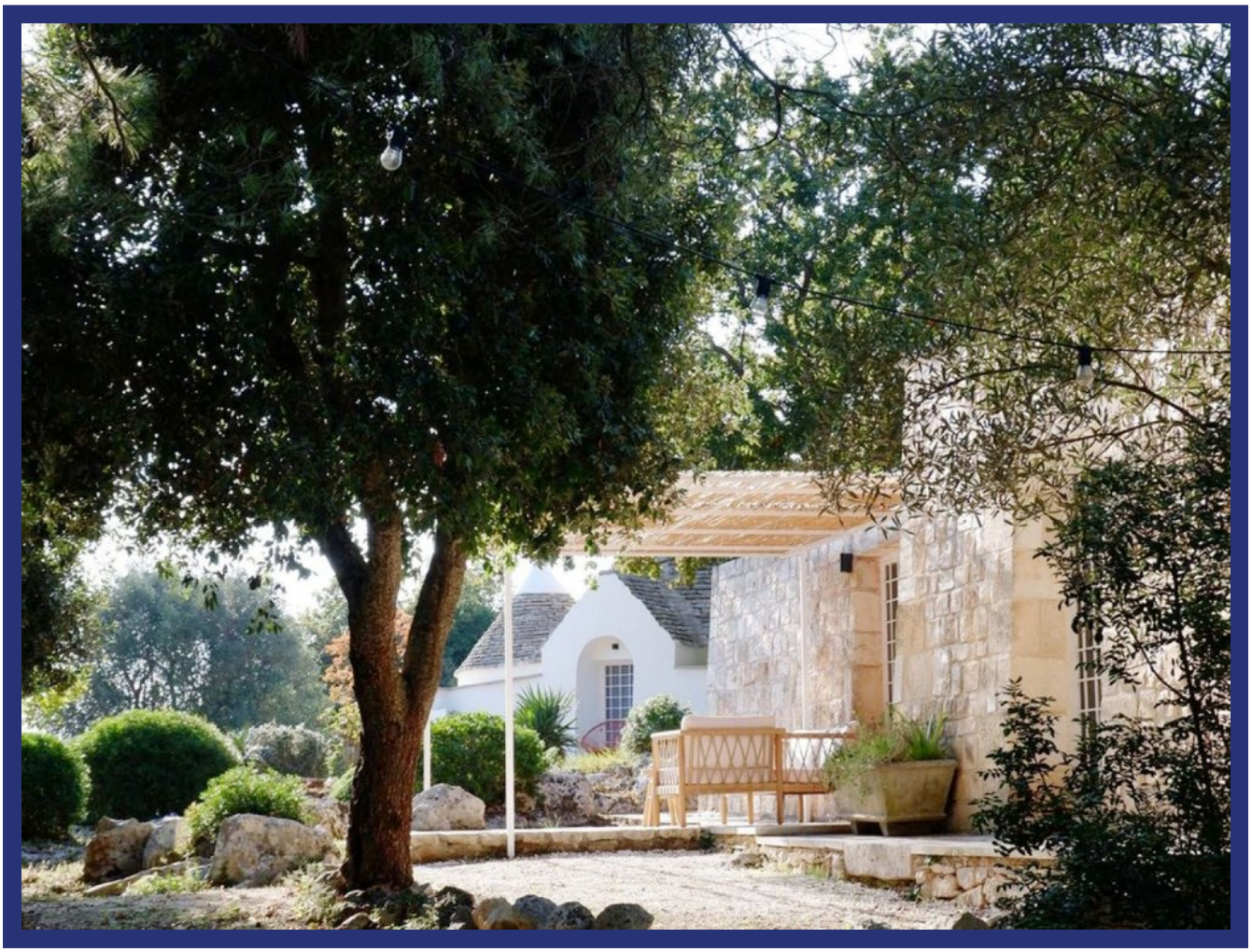
Puglia

Ceglie Messapica

Ref. 6545: Charming trullo and lamia with swimming pool nestled in the heart of the Valle d'Itria
Asking Price: € 345.000



Description

Set in the heart of the beautiful Apulian countryside, among the rolling hills of the Valle d'Itria and just a few minutes from the historic centre of Ceglie Messapica, this charming property consists of a carefully restored trullo and traditional stone lamia. It is a unique retreat where authentic character and modern comfort blend seamlessly.

Enjoying a privileged panoramic position, the property boasts breathtaking views of the surrounding landscape, offering complete peace, privacy, and the unspoiled beauty of Southern Italy. With a gross floor area of approximately 80 m² (70 m² of living space), the property is divided into two separate buildings and features two bedrooms, a spacious living area with an open-plan kitchen, and two elegant bathrooms.

The house is surrounded by a plot of approximately 6,833 m², characterised by lush Mediterranean vegetation and a charming private woodland. The garden is home to centuries-old olive trees, cork oaks, mastic shrubs, and aromatic herbs, creating an authentic and atmospheric setting.

The beautiful swimming pool is perfectly integrated into the landscape and provides the ideal place to relax and enjoy the tranquillity of the Apulian countryside. Outdoor living is further enhanced by a fully equipped outdoor kitchen with a traditional wood-fired pizza oven and barbecue, perfect for entertaining family and friends on warm summer evenings.

Originally built in the early 1900s and recently renovated with great attention to detail, the property has retained its authentic charm while incorporating modern amenities such as air conditioning, heat-pump heating, and a cosy fireplace.

The location is particularly attractive. The centre of Ceglie Messapica, renowned as the gastronomic capital of Puglia, is just a short drive away. The picturesque white towns of the Valle d'Itria, including Ostuni, Cisternino, and Martina Franca, can be reached within approximately twenty minutes, while the stunning beaches and coves of the Adriatic coast are also within easy reach.

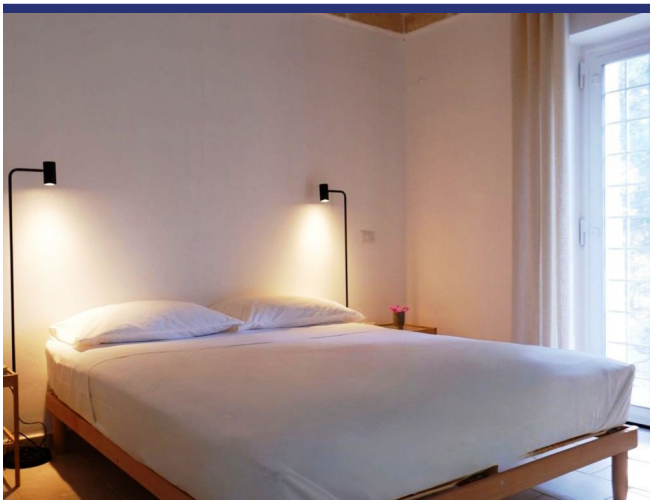
This is an exclusive opportunity for those seeking a character-filled home or investment property in one of the most desirable areas of Puglia, surrounded by nature, history, and authentic Italian charm.

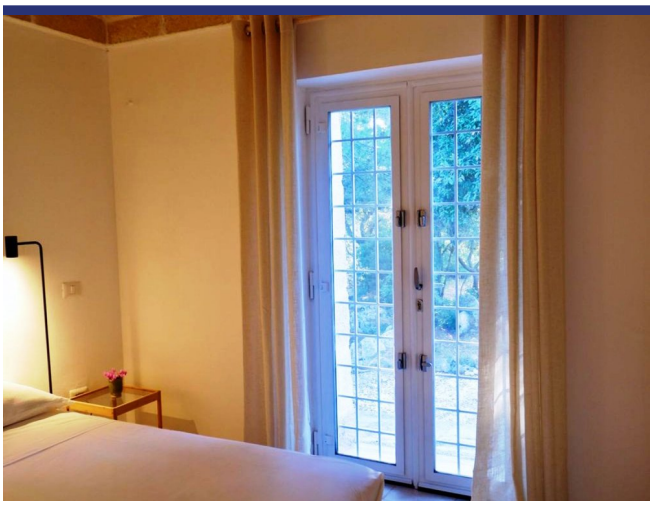
Key features

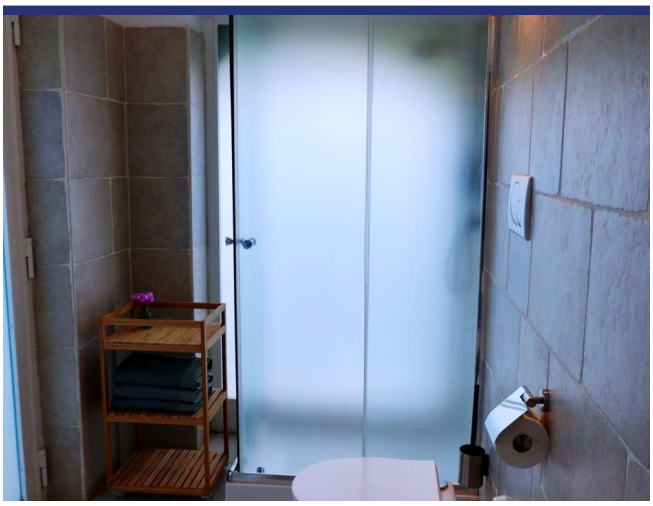
- Gross floor area: approximately 80 m²
- Living area: approximately 70 m²
- 3 rooms
- 2 bedrooms
- 2 bathrooms
- Plot of approximately 6,833 m²
- Swimming pool
- Terrace
- Outdoor kitchen with wood-fired oven and barbecue

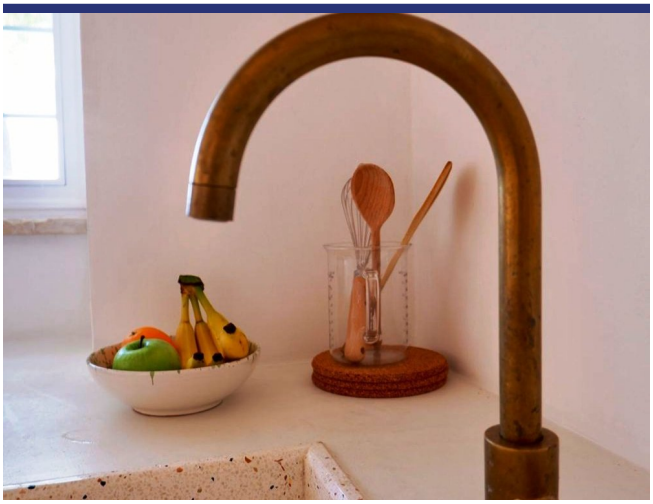
- Fireplace
- Air conditioning
- Heat-pump heating system
- Mediterranean garden and private woodland
- Private parking
- Year of construction: 1900
- Excellent condition, recently renovated

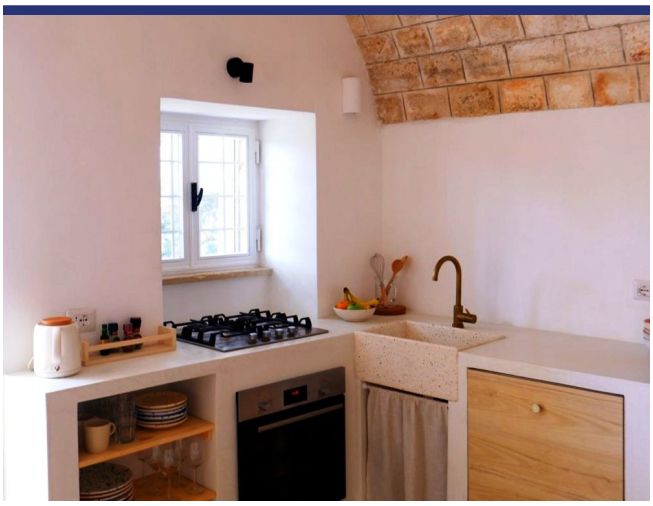
Pictures

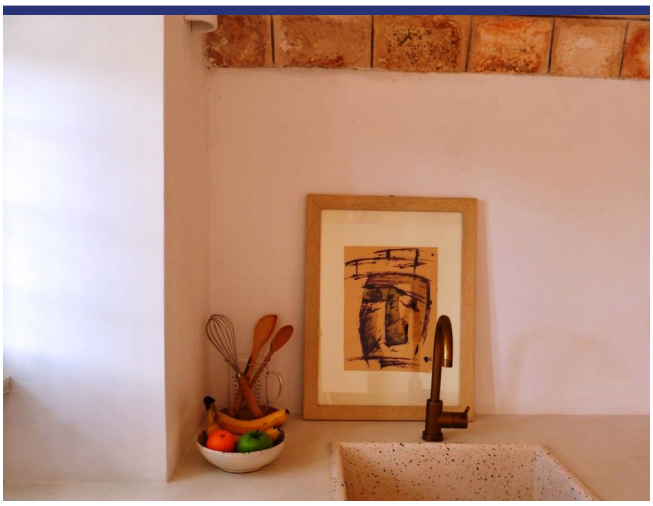


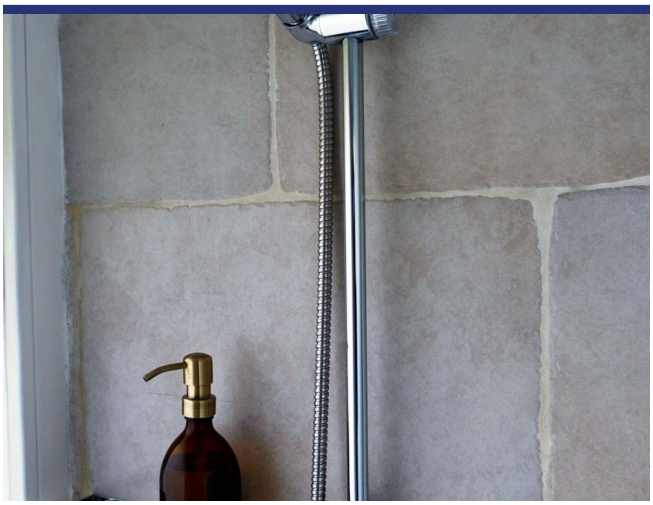


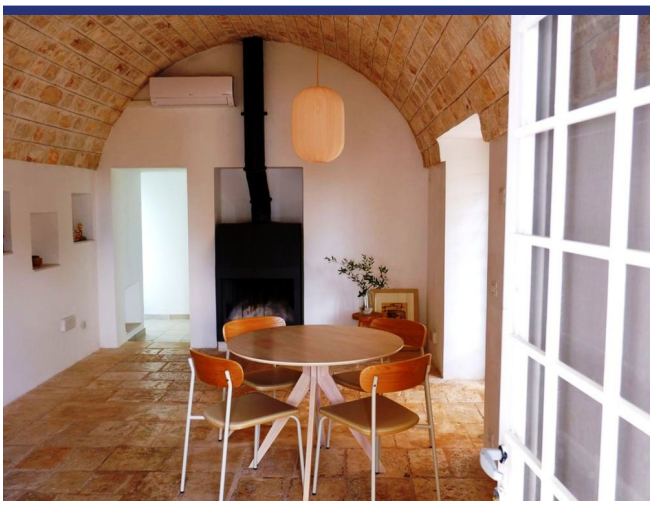


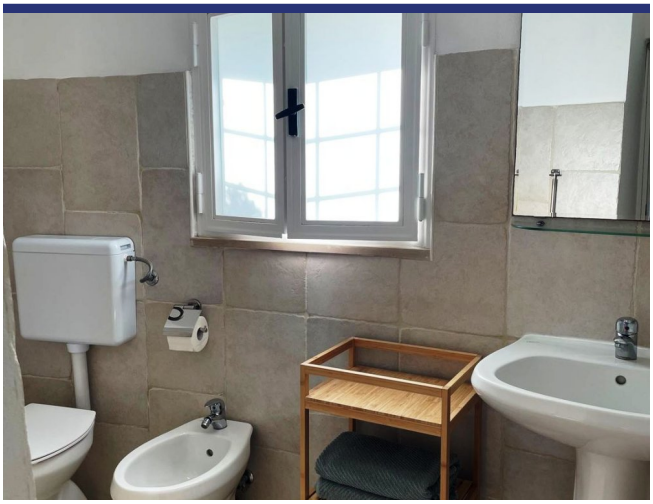


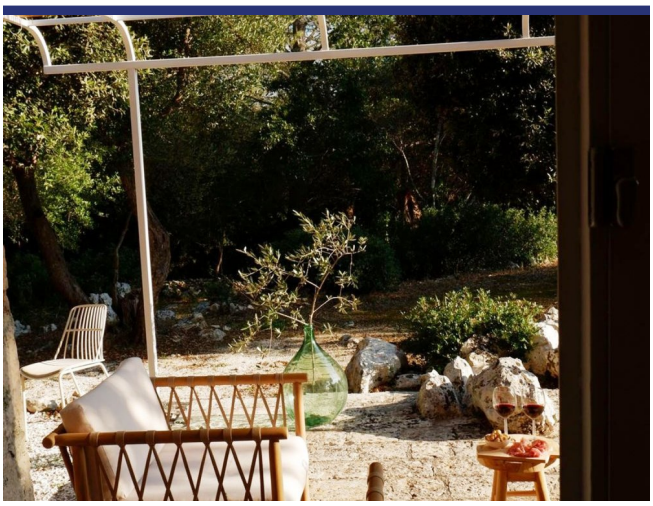


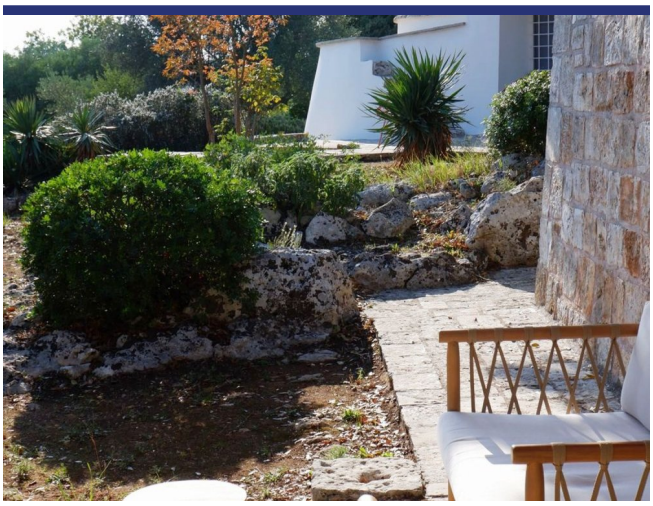


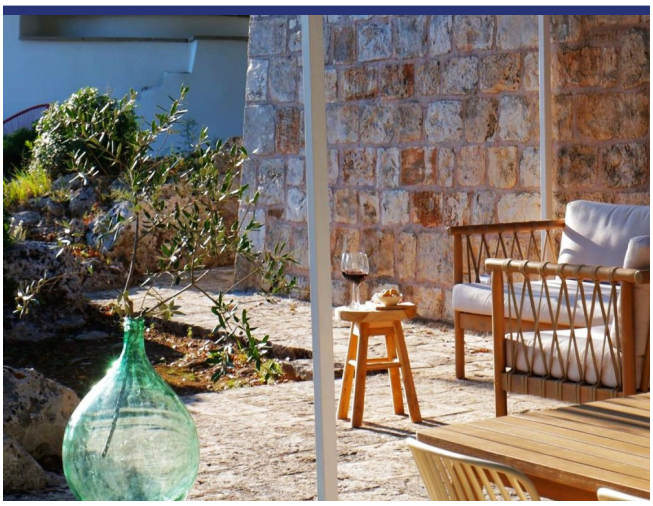


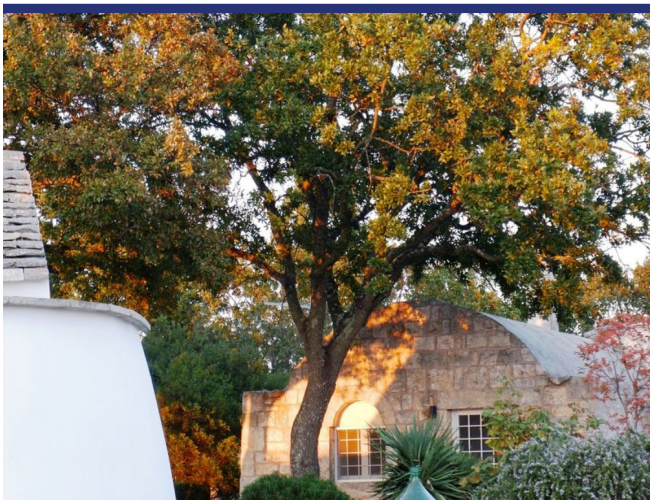


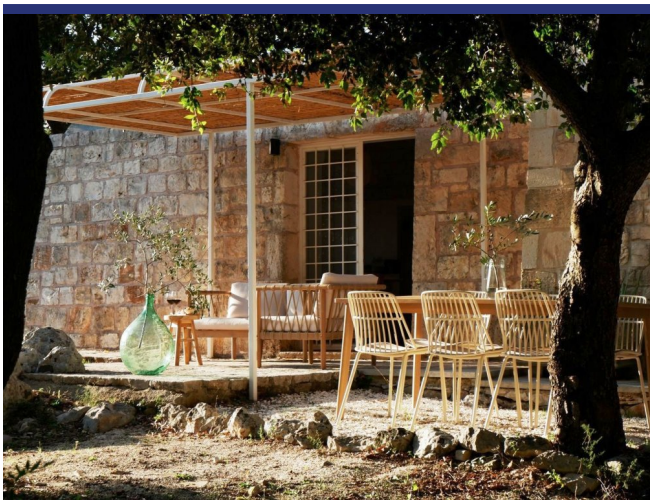


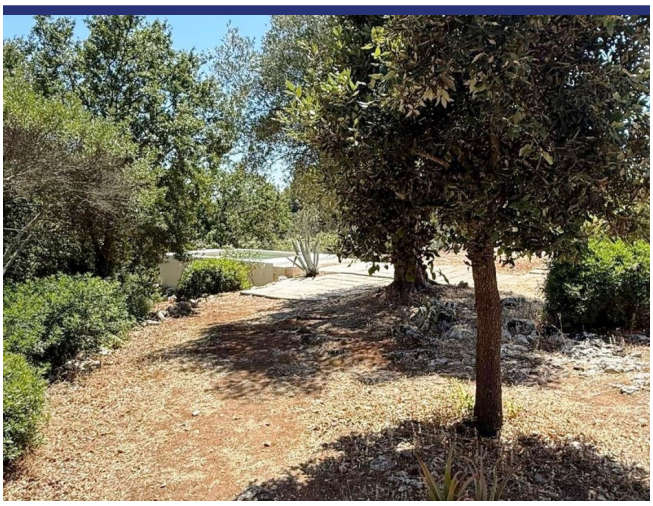












Location & Details

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

- Reference: 6545
- Villa/Farmhouse
- Panoramic View
- 23 km to Sea
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 345.000

- Floorspace: 70 m^2
- SQM Plot: 6833 m^2
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very 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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