

# Puglia

## Ceglie Messapica

Ref. 6270: Farmhouse with infinity pool in a panoramic area of Ceglie Messapica  
Asking Price: € 890.000



# Description

## Features:

- Living area: 200 m<sup>2</sup>
- Plot size: 11,400 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 4
- Pergolas
- Verandas
- Fireplace
- Terrace
- Air conditioning
- Heating system
- Alarm system
- 6 kW photovoltaic system

In Ceglie Messapica, nestled amid the scents of the Valle d'Itria and immersed in the nature and history of Puglia, this 19th-century stone farmhouse suddenly appears majestic and dominant, illuminated by the powerful Puglian sun. Outside, the large verandas immediately catch the eye, their horizontal lines intersecting with an infinity pool and a relaxation area with a central fireplace for carefree, cozy evenings.

Thanks to a thorough renovation of the property, the owners have succeeded in creating a unique and exclusive home. The surrounding plot measures 11,400 m<sup>2</sup>, recently planted with local fruit trees and enclosed by imposing dry stone walls, typical of this area. The surrounding garden exudes the scents of the Mediterranean, with lavender and rosemary. A large outdoor shower, carved into the rock, dominates the garden. The spacious indoor and outdoor areas are largely dedicated to hospitality and conviviality.

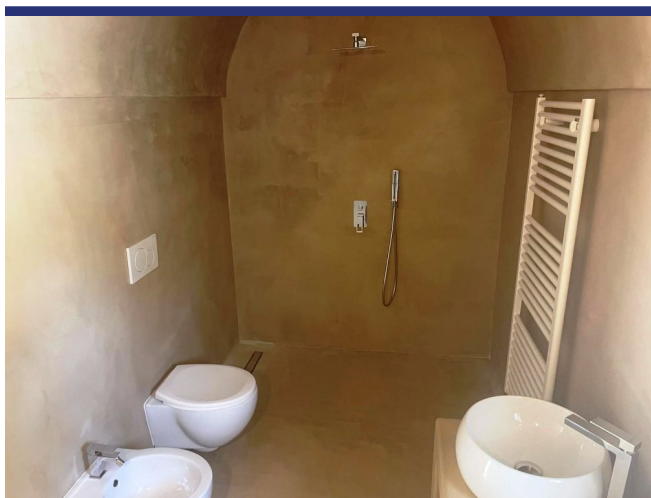
Upon entering, you will find a majestic fireplace in the living room, which immediately exudes a homely atmosphere and evokes memories of the dinners and lunches of the families who once lived here. A comfortable open-plan kitchen is separate, yet accessible from the living room. The three spacious bedrooms are all comfortable, one of which is located on the beautiful mezzanine, as are the four bathrooms and a resin bathtub in the master bedroom.

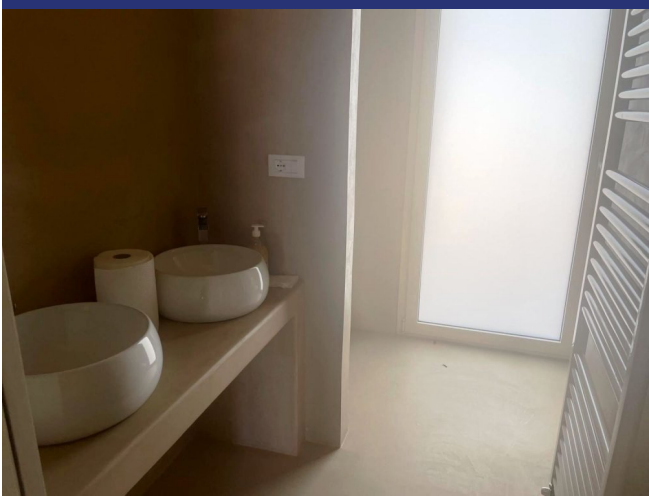
The real surprise of this 200 m<sup>2</sup> property is the interplay of light between the resin floors and the large windows, creating an almost surreal brightness in the interior of this farmhouse. Renovated with innovative, high-quality materials, the farmhouse boasts amenities designed to make your stay comfortable, including state-of-the-art technology: it is equipped with fan coil heating and air conditioning, low-emission double-glazed windows, preparatory work for the installation of an artesian well, two cisterns of 45 m<sup>3</sup> and 50 m<sup>3</sup>—one for rainwater harvesting for garden irrigation and one for domestic use—an alarm system, a 6 kW photovoltaic system, and an automatic entrance gate.

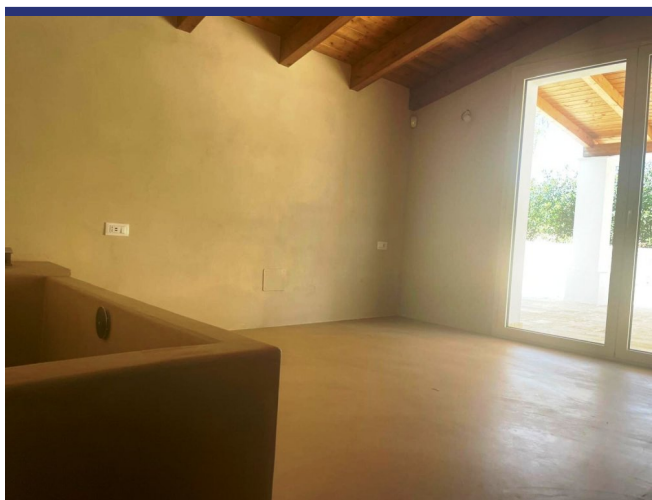
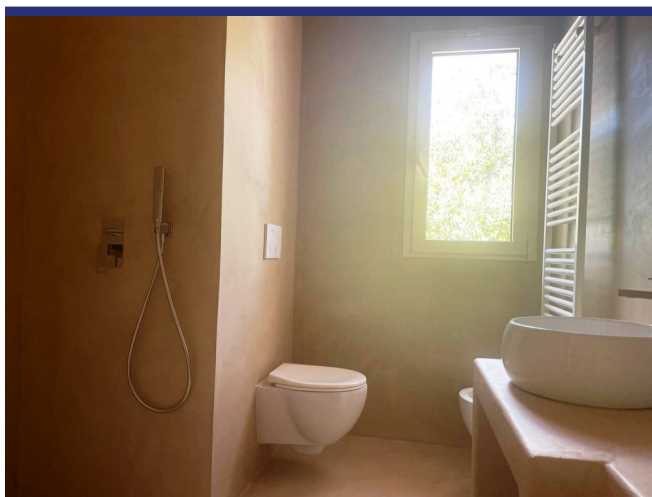
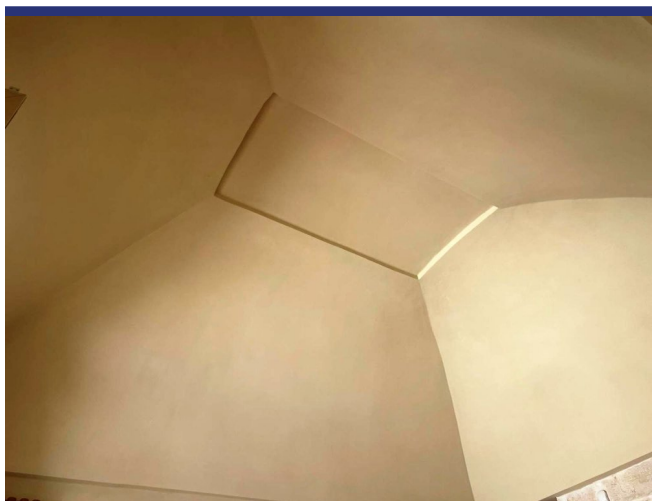
# Pictures



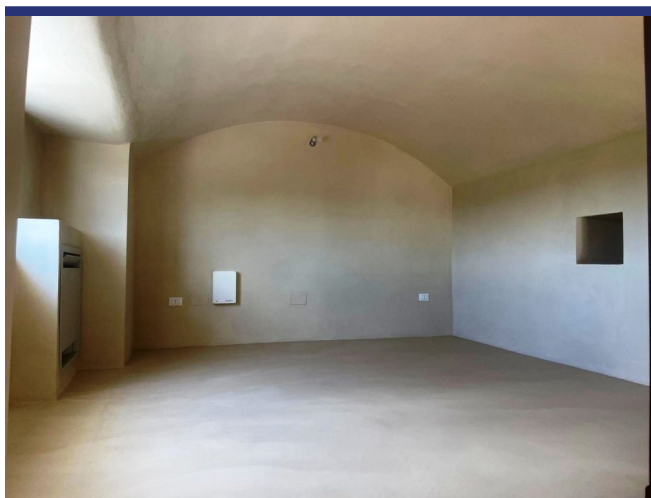
















# Location & Details



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

- Reference: 6270
- Villa/Farmhouse
- Panoramic View
- 28 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 890.000
- Floorspace: 200 m<sup>2</sup>
- SQM Plot: 11400 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Fully 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 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

