Puglia

Ceglie Messapica

Ref. 6639: Fully restored trullo with private swimming pool in Ceglie Messapica
Asking Price: € 535.000



Description

EXCLUSIVE LIVING WITH PANORAMIC VIEWS IN THE HEART OF THE VALLE D'ITRIA

Authentic charm, contemporary design, breathtaking panoramic views and exceptional privacy on an 18,000 m² estate in Puglia.

Nestled in the enchanting Valle d'Itria, between the charming towns of Ceglie Messapica and Martina Franca, this beautifully restored trullo seamlessly combines the authentic architecture of Puglia with modern comfort and sophisticated design. Its privileged position offers stunning panoramic views across the rolling landscape of the Valle d'Itria, with its extensive olive groves and beautiful Mediterranean countryside.

The property offers approximately 100 m² of living space and has been restored with meticulous attention to detail. Traditional natural stone features and the characteristic conical roofs of the trullo create a striking contrast with high-quality designer furnishings and contemporary interiors. Thanks to the central heating system, the property is comfortable to enjoy throughout the year. The result is a welcoming and characterful home with a distinctive sense of style.

The expansive 18,000 m² estate offers peace, space and complete privacy. The beautifully landscaped garden has been thoughtfully designed to blend harmoniously with the traditional architecture and surrounding countryside. A variety of fruit trees are scattered throughout the grounds, adding to the authentic Mediterranean atmosphere.

The attractive 8 x 4 metre swimming pool provides the perfect setting for relaxation and enjoying the outdoor lifestyle of southern Italy. The property also features a pétanque court and a pizza oven, ideal for long summer evenings spent with family and friends. The outdoor areas offer magnificent panoramic views, adding an extra dimension to this exceptional setting.

An additional highlight is the traditional *lamia*, a separate outbuilding offering the potential to create an independent guest annexe. This presents exciting possibilities for additional guest accommodation, expanding the property's holiday rental capacity or creating a private retreat for family and friends.

The location is ideal, set amidst the much-loved countryside of the Valle d'Itria, renowned for its olive groves, historic towns and excellent gastronomy. The charming towns of Ostuni and Cisternino are just a 15-minute drive away, while Ceglie Messapica and Martina Franca are also within easy reach. The beautiful beaches and crystal-clear waters of the Adriatic Sea are less than a 30-minute drive away.

In addition to its appeal as a private residence or holiday home, the trullo benefits from a proven track record of successful holiday rentals. Its unique character, panoramic setting, private swimming pool and beautifully landscaped garden make this property particularly attractive to buyers wishing to combine personal enjoyment with the potential for rental income.

More than just a holiday home, this trullo is a truly special property where the authentic charm of Puglia meets contemporary luxury, spectacular views and attractive investment potential.

A rare opportunity for lovers of the Italian lifestyle seeking a characterful second home that combines comfort, privacy and exciting possibilities for the future.

Pictures









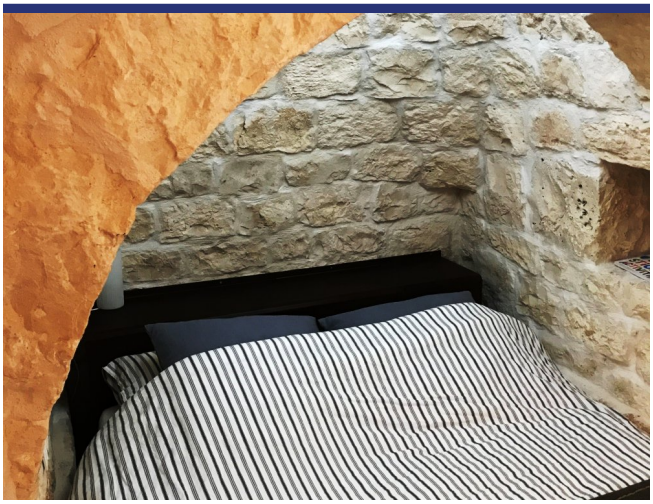




























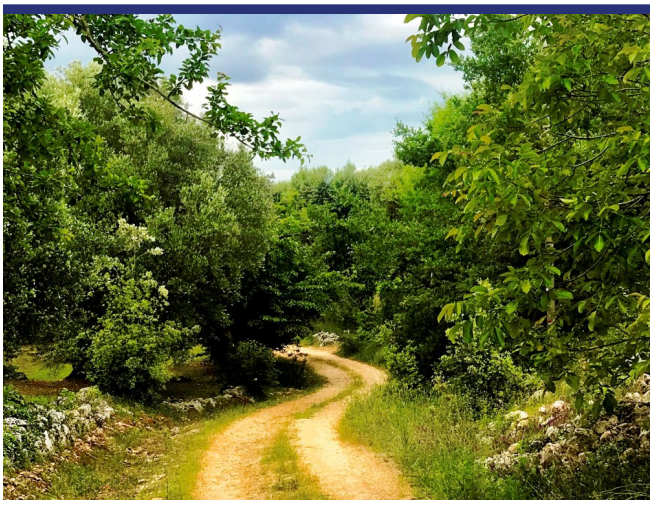








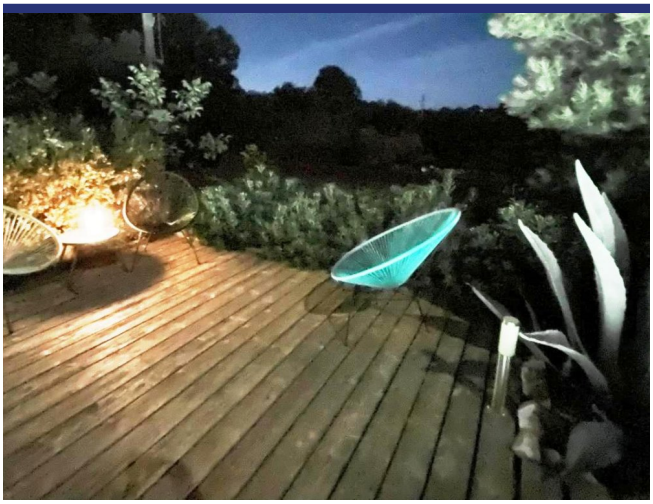


























Location & Details



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

- Reference: 6639
- Villa/Farmhouse
- Panoramic View
- 25 km to Sea
- 6 km to Village
- Garden
- Terrace
- Central Heating
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: Yes
- Asking Price: € 535.000

- Floorspace: 100 m^2
- SQM Plot: 18000 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

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

info@italiacasa.net
www.italiacasa.net

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