Puglia

Ceglie Messapica

Ref. 6549: Large country house with trulli for renovation in the beautiful countryside of Ceglie Messapica
Asking Price: € 380.000



Description

A unique opportunity to invest in authentic Puglia

Discover this exceptional country estate, ideally located between Ceglie Messapica and Francavilla Fontana in the heart of the enchanting Valle d'Itria. This charming rural property embodies the timeless appeal of traditional Apulian architecture and comprises a spacious country house, authentic trulli and a characteristic lamia, all surrounded by the peace and beauty of the unspoilt countryside.

An outstanding opportunity for those seeking an exclusive private residence or a rewarding investment with excellent potential as a boutique holiday home or charming hospitality business.

The main residence

The spacious country house, originally built as the manor house of the estate, forms the heart of the property. Its generous layout offers the possibility of creating two to four bedrooms, a bright living room, a spacious kitchen and one bathroom.

Adjacent to the main house is a detached trullo, ideal as a guest house, home office, artist's studio or versatile additional living space. Both buildings are arranged on a single level, ensuring practicality and comfortable living.

The lamia and outdoor living

The traditional lamia has been converted into a rustic outdoor kitchen featuring a wood-fired oven and an open fireplace, creating a warm and inviting space for entertaining throughout the year. The generous courtyard is perfect for al fresco dining, family gatherings or simply enjoying the tranquillity of the surrounding countryside.

Outbuildings and amenities

The estate also includes a second detached trullo, perfectly suited as guest accommodation, a private studio or additional living quarters. Further features include a garage, a practical storage room, ample parking and a panoramic terrace overlooking the beautiful rural landscape.

The land

The property stands on approximately 15,764 m² of private land, planted with magnificent centuries-old olive trees that not only enhance the beauty of the estate but also offer potential for agricultural income.

Endless potential

The entire property requires renovation, offering complete freedom to restore and redesign it according to your own vision and lifestyle. Thanks to its exceptional location and authentic character,

it is perfectly suited as an exclusive private residence, a luxury holiday retreat or a charming boutique hospitality business.

The timeless charm of the Valle d'Itria

This remarkable estate offers a rare opportunity to own an authentic piece of Puglia, where history, tradition and nature come together in perfect harmony. A unique property full of character and potential, ready to be transformed into an exceptional home or a valuable investment in one of Southern Italy's most sought-after regions.

Pictures







































































Location & Details



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

- Reference: 6549
- Villa/Farmhouse
- B&B/Agriturismo
- Restoration Project
- 24 km to Sea
- 5 km to Village
- Garden
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 380.000

- Floorspace: 225 m^2
- SQM Plot: 15764 m^2
- Bedrooms: 4
- Rental Potential: Good after renovation
- Condition of the Property: To be 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 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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