

# Puglia

## Ceglie Messapica

Ref. 6062: Trullo with swimming pool in Ceglie Messapica

Asking Price: € 560.000



# Description

## Features:

- Living area: 68 m<sup>2</sup>
- Plot size: 13,757 m<sup>2</sup>
- Bedroom: 2
- Bathroom: 2
- Air conditioning
- Artesian well
- Septic tank system type IMHOFF

For sale in the countryside of Ceglie Messapica, authentic trullo with ancient lamia, swimming pool with underground technical room and olive grove of approximately 13,700 m<sup>2</sup>.

The trullo has been renovated by specialized workers, using local stone and with fine finishes, under the direction of a renowned architectural firm that has taken care of the conservative restoration and furnishing of all the rooms in detail.

Internally, the property has two independent bedrooms with respective bathrooms, a beautiful living room with kitchen in the lamia with a typical vaulted ceiling. Externally we find a technical room and an inground swimming pool. The property is equipped with air conditioning with heat pump, artesian well, water cistern, septic tank system type IMHOFF and boiler for hot water.

According to the current legislation of the municipality of Ceglie Messapica, there is the possibility to apply for a permit for additional living space of approximately 48 m<sup>2</sup> in addition to a technical room of approximately 6 m<sup>2</sup> and a garage of approximately 18 m<sup>2</sup>.

The trullo is located in a strategic position between the towns of Ceglie Messapica, Ostuni, Cisternino and Martina Franca.

For more information or a viewing, please contact us.

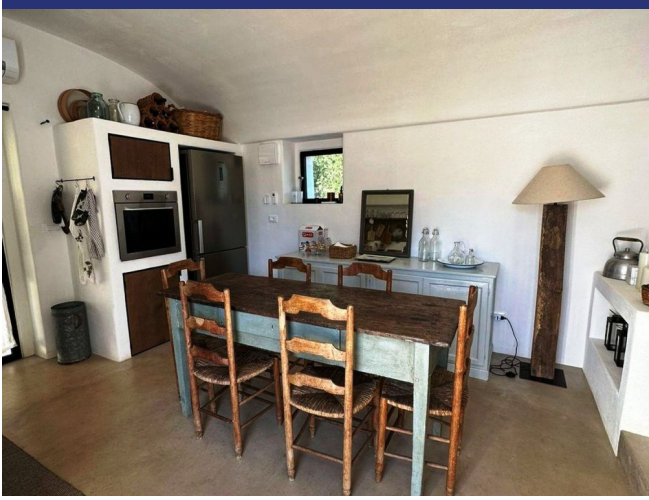
## Distances:

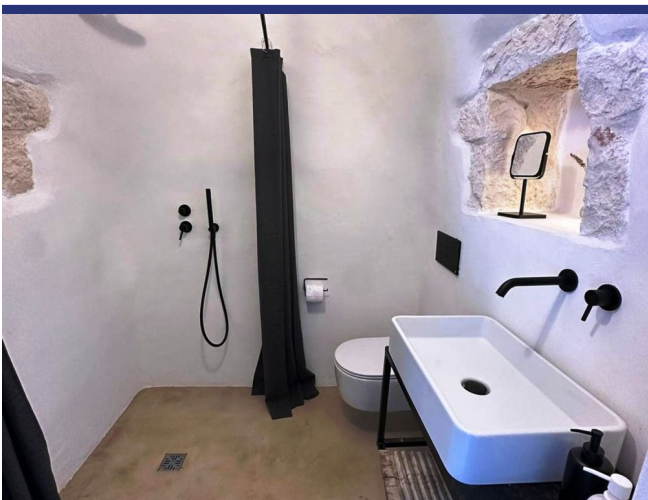
- Ceglie Messapica: 6½ km
- Ostuni: 12½ km
- Martina Franca: 14 km
- Cisternino: 9 km
- Adriatic Sea: 20 km
- Ionian Sea: 49 km
- Brindisi International Airport: 49 km
- Bari International Airport: 97 km

# Pictures









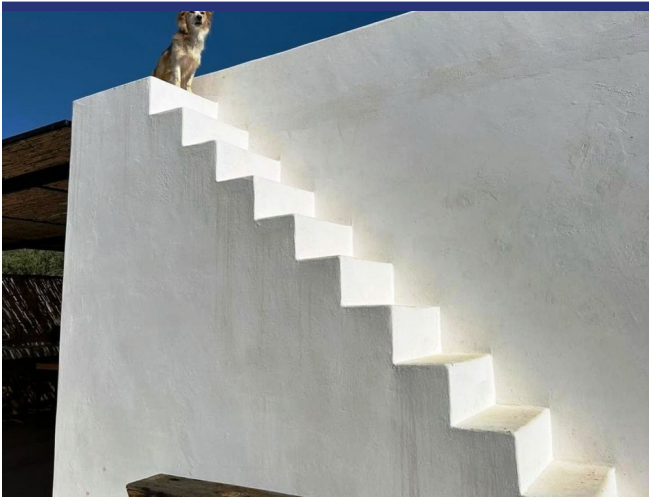


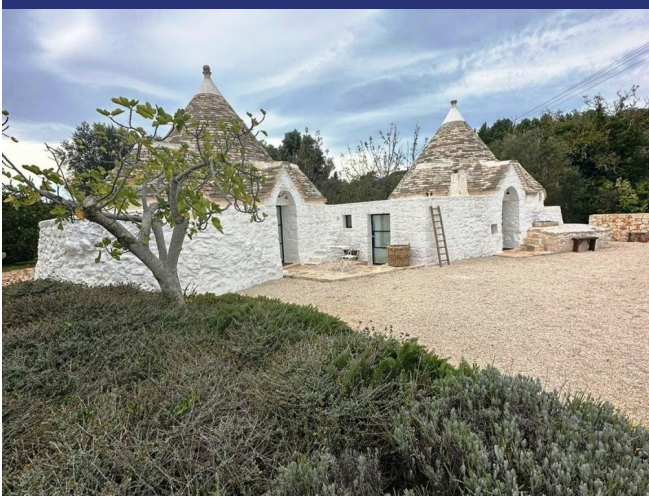






















# Location & Details



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

- Reference: 6062
- Villa/Farmhouse
- 20 km to Sea
- 6.5 km to Village
- Garden
- Airco
- Garage: To be realised
- Pool: Yes
- Asking Price: € 560.000
- Floorspace: 68 m<sup>2</sup>
- SQM Plot: 13757 m<sup>2</sup>
- 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 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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