

# Puglia

## Ceglie Messapica

Ref. 5841: Villa with pool in the countryside of Ceglie Messapica  
Asking Price: € 450.000



# Description

## Characteristics:

- Living area: 118 m<sup>2</sup>
- Plot size: 5,000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 4
- Verandah
- Terrace: 100 m<sup>2</sup>
- Air conditioning
- Open fireplace
- Underfloor heating

A few kilometers from the town of Ceglie Messapica, we offer for sale an antique stone farmhouse, completely restored and completed at the end of May 2024, turn-key and furnished. Immersed in the green of 50 centuries-old olive trees spread over a 5,000 m<sup>2</sup> plot, the triumph of white limestone explodes in this 19th century farmhouse where the owner couple, who are also the designers, have succeeded through restoration to create a magical place here, a boundary between the past and the transition to the modernity and comfort of this time, but while retaining the traditional typical character of yesteryear.

## The plot consists of:

- An approximately 5,000 m<sup>2</sup> large, fully fenced plot, with private entrance and 50 centuries-old olive trees and fruit trees
- A hedge has already been planted along the entire perimeter of the plot
- The building was built with the building permit issued by the municipality of Ceglie Messapica.

## The villa consists of:

- 3 double bedrooms with bathroom
- Entrance with bathroom
- Dining room in the antique "lamia" area
- Net living area of approximately 90 m<sup>2</sup>
- Veranda/living room with fireplace of approximately 20 m<sup>2</sup>
- Wood shed for (garden) tools of approximately 8.20 m<sup>2</sup>

## Finishes:

- To maintain a structure in relation to the Apulia region, the natural stones were restored and exposed, resin floors were laid and sinks were installed.

## Installations:

- DAIKIN solar thermal energy

- DAIKIN heat pump
- Underfloor heating
- Cooling with fan convector
- Each room is equipped with an independent control panel
- Authorized septic tank IMHOFF
- MUTINA ceramic finishes
- GLOBO sanitary facilities
- Built-in taps

External:

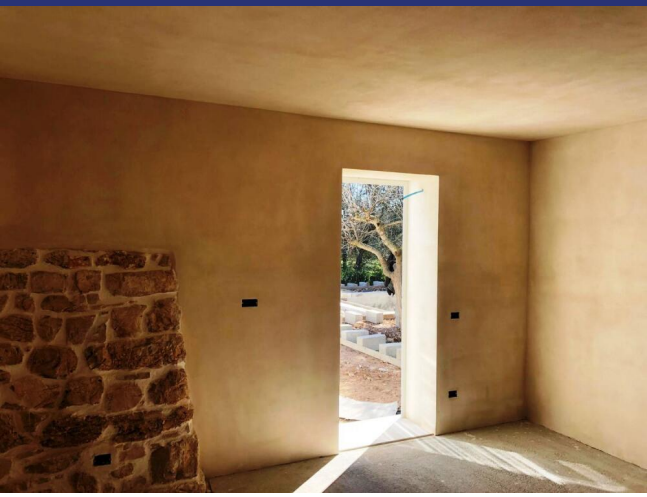
- Swimming pool: 40 m<sup>2</sup> (4 meters x 10 meters)
- Exterior tiling in typical natural stone from Lecce
- Underground water cistern with a capacity of 10,000 liters
- Sun terrace of approximately 70 m<sup>2</sup> made of typical local stones

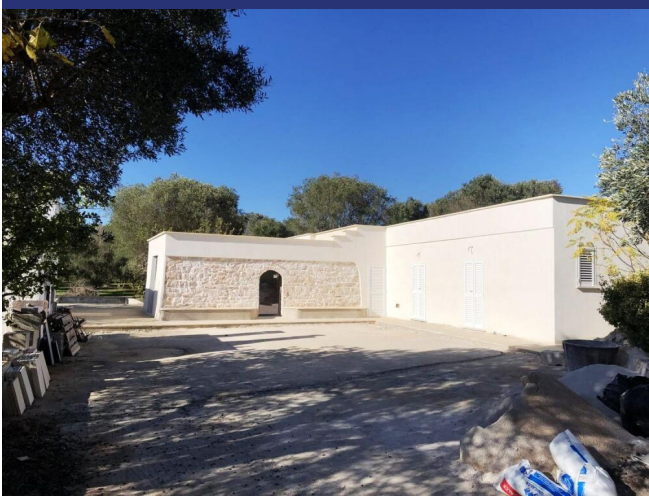
Doors and windows:

- Thermal aluminum frames with extra-light double safety glazing with low emission, filled with argon
- Aluminum shutters with adjustable slatted doors
- Mosquito screens

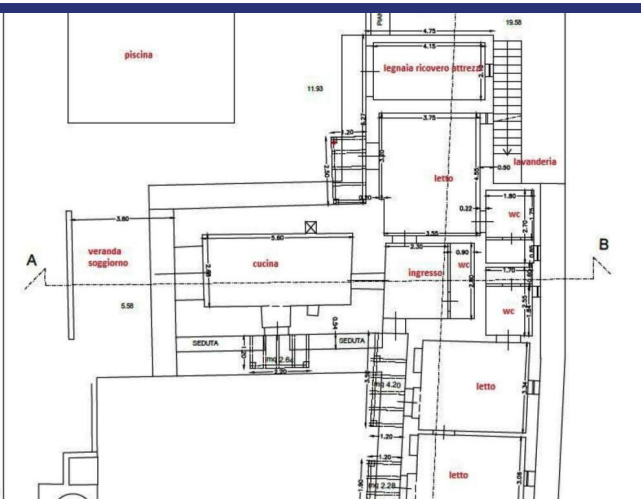
The villa is furnished and includes a kitchen.

# Pictures









# Location & Details



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

- Reference: 5841
- Villa/Farmhouse
- 23 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 450.000
- Floorspace: 118 m<sup>2</sup>
- SQM Plot: 5000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 4
- 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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