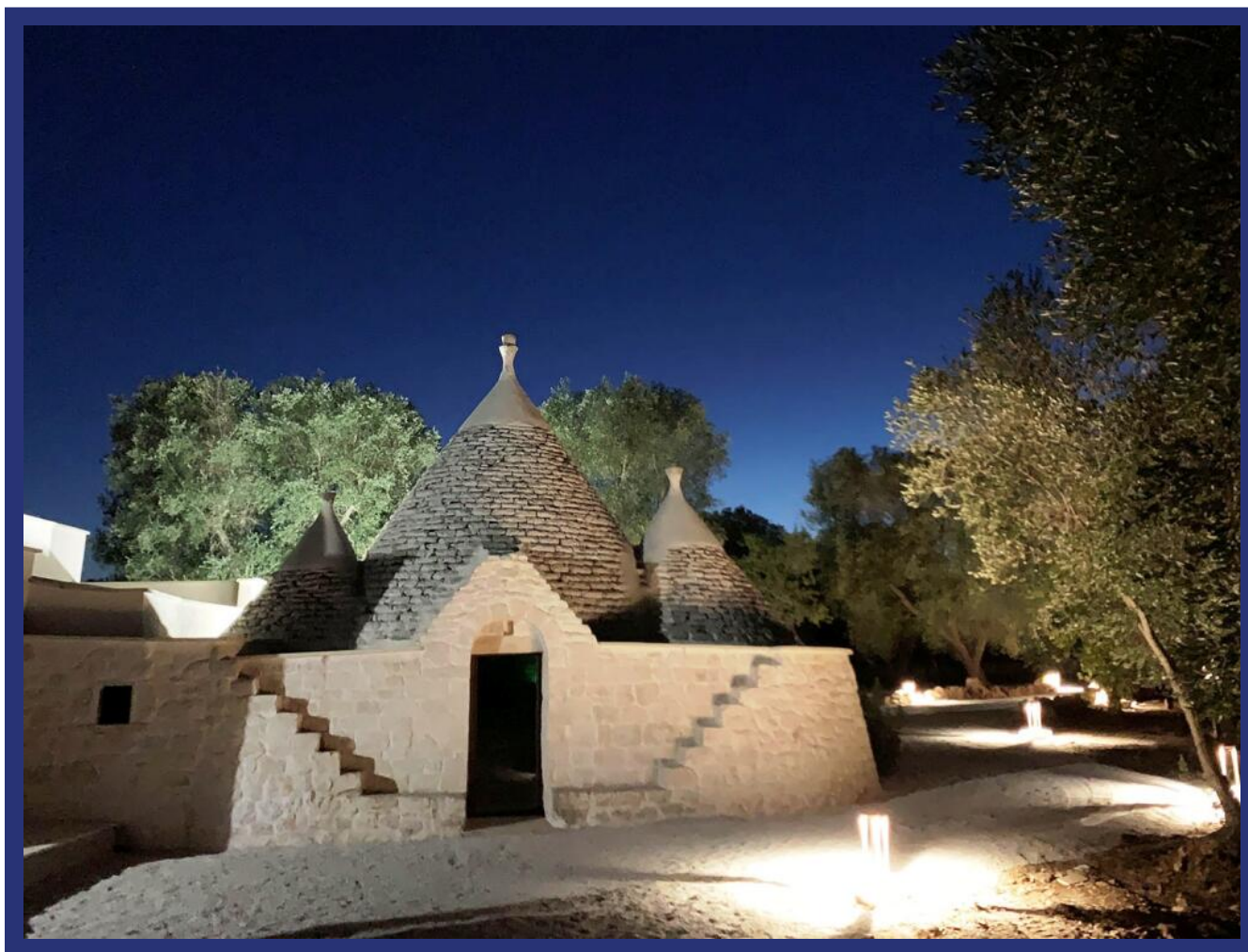


Puglia

Francavilla Fontana

Ref. 5572: Villa and trullo and guest house with swimming pool in the countryside in Francavilla Fontana

Asking Price: € 580.000



Description

Characteristics:

- Living area: 200 m²
- Plot size: 9,000 m²
- Bedrooms: 4
- Bathrooms: 4
- Heating system with heat pumps
- Air conditioning
- Alarm system
- Open fireplace
- Solar panels with batteries
- Charging station for electric cars
- Wi-Fi
- Energy class: A4

Beautiful villa, recently renovated, with adjoining trullo, guest house and swimming pool, surrounded by ancient olive trees and fruit trees, nestled in the silence of the Apulian countryside.

The property with a total living area of approximately 200 m² is partly renovated and partly newly built and consists of 2 bedrooms, one with bathroom en suite, a second bathroom, a kitchen under the veranda with a beautiful view over the covered terrace and the surrounding countryside, a living room with fireplace connected to the lamia that connects to the trullo, and where the third bathroom is located. The trullo can be used as a fourth bedroom.

The guest house consists of an open patio, with preparations for the installation of a second kitchen, a bedroom with bathroom and a terrace and adjoining a relaxation area, the whole is built with the typical dry stone walls and arched entrance.

The swimming pool of 4 x 10 meters has a large sun terrace and an outdoor shower with hot and cold water.

In front of the patio we find an area with a barbecue with stone countertop and special sink, a storage room and a second outdoor shower with hot and cold water. Along the courtyard we find the technical room and the perfectly working antique oven.

The veranda with large sliding doors houses the fitted kitchen with natural stone top and white induction hob. The bathrooms are all complete and with shower and drain to the new septic tank type IMHOFF. There are two cisterns, an old one that has been restored and is used to collect rain water and used for flushing the toilet and a newly built cistern for water supply to the house.

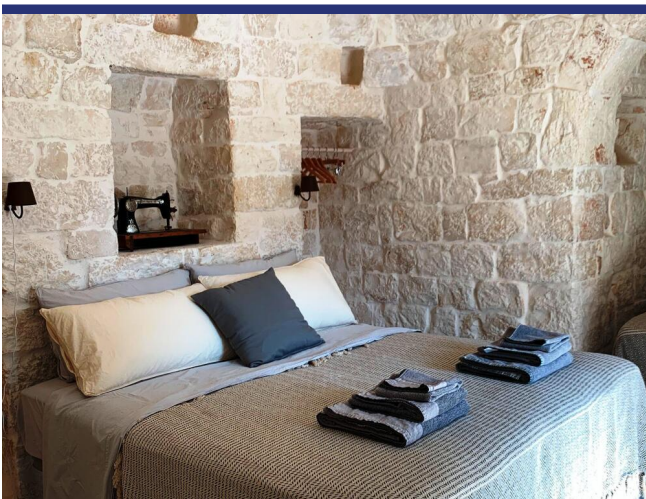
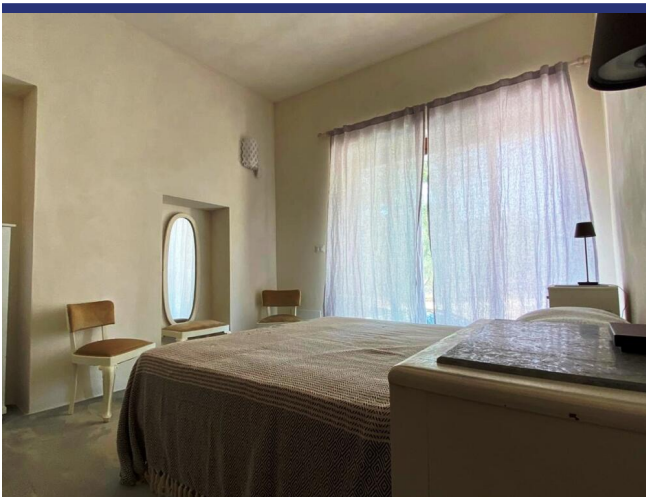
The property has internal concrete floors and the external floors in local natural stone, thermal aluminum doors and windows with double glazing, electric entrance gate, heating system with heat pumps and hot/cold fan coil units, alarm system connected to a surveillance company, photovoltaic

panels with batteries and electric charging station for cars and antenna for wifi connection.

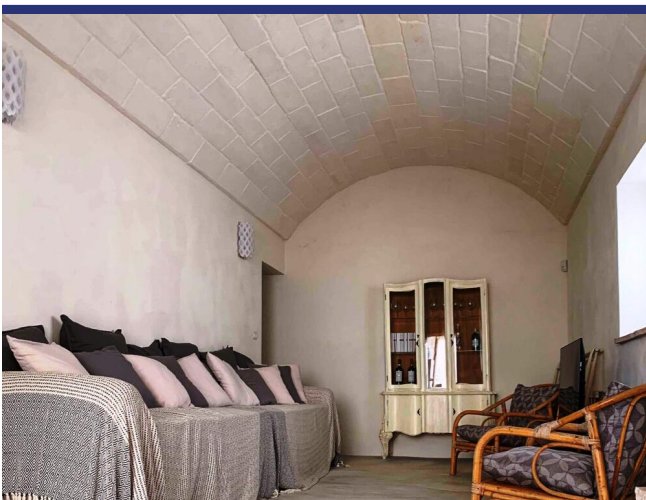
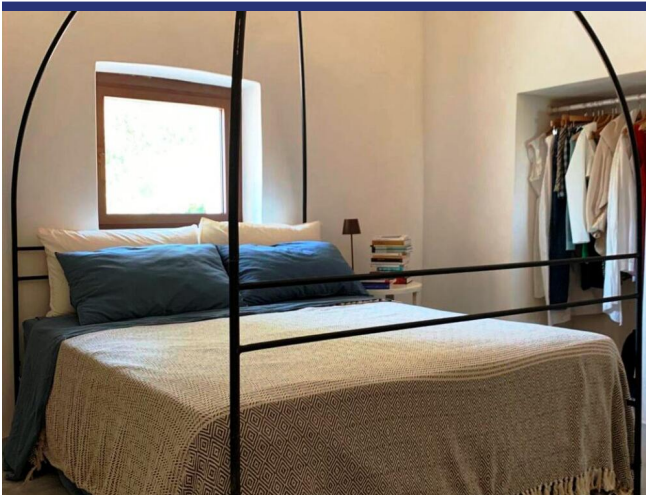
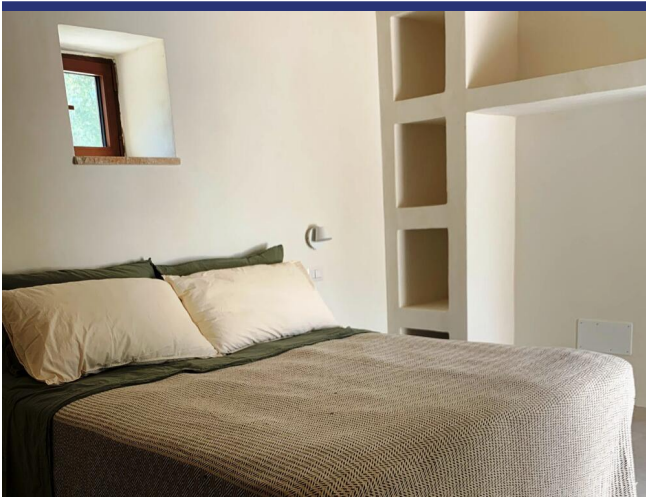
Excellent investment for those who want to start a tourist accommodation. The house is delivered with the certificate of habitability and falls into energy class A4.

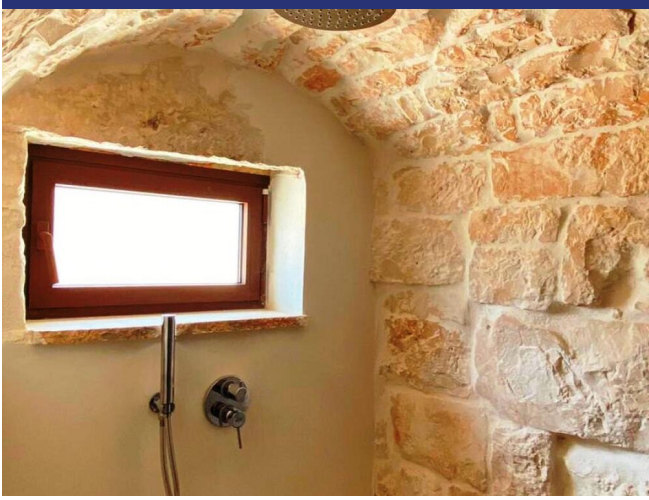
Accompanying plot of approximately 9,000 m² with olive trees, almond trees and various types of fruit trees.

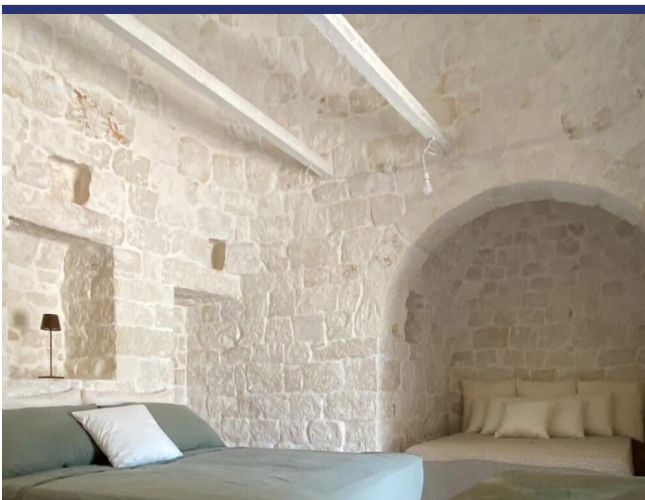
Pictures



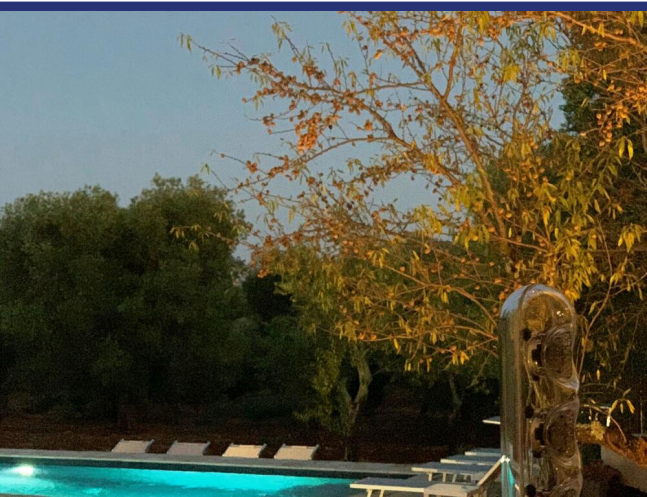
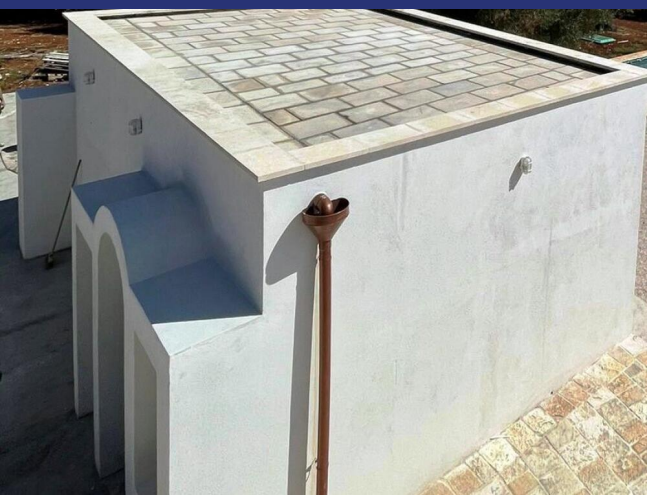


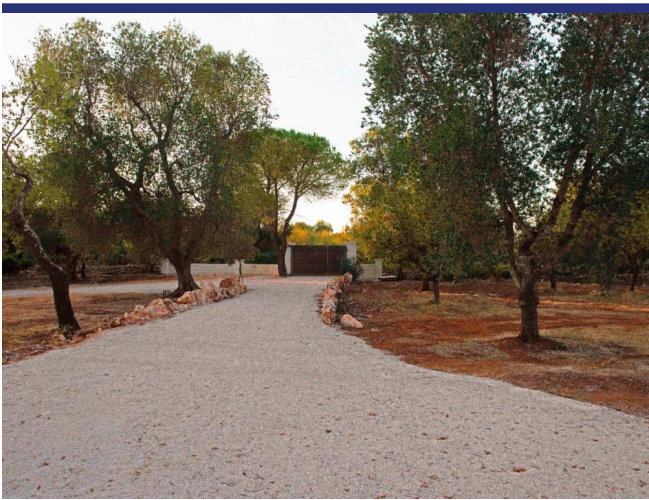
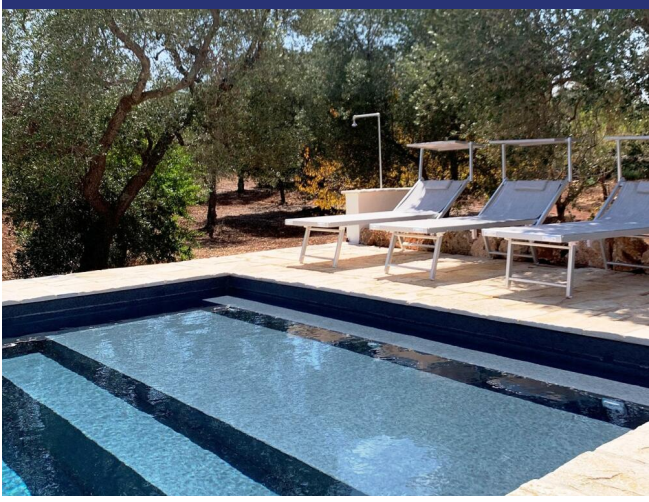


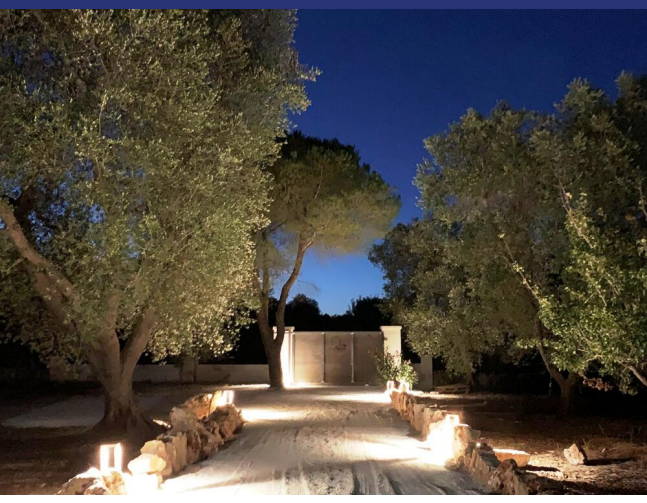


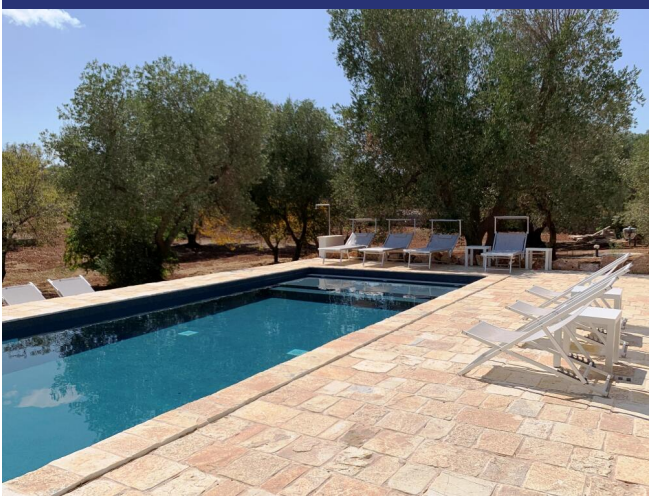






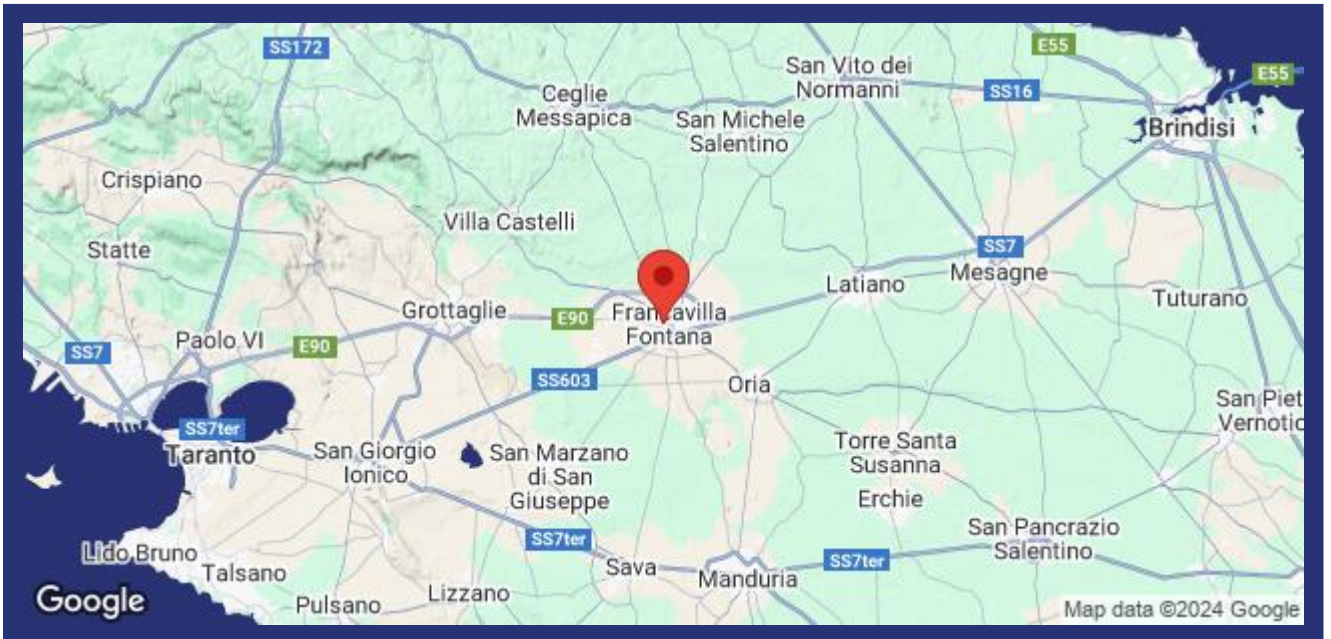






Ref. 5572 Francavilla Fontana

Location & Details



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

- Reference: 5572
- Villa/Farmhouse
- Panoramic View
- 20 km to Sea
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 580.000
- Floorspace: 200 m²
- SQM Plot: 9000 m²
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Very good
- Status:

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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