

# Puglia

## Martina Franca

Ref. 6169: Countryside villa with trullo in Martina Franca  
Asking Price: € 255.000



# Description

## Features:

- Living area: 132 m<sup>2</sup>
- Plot size: 4,900 m<sup>2</sup>
- Bedrooms: 2
- Bathroom: 1
- Fireplace
- External wood-burning oven
- Porch
- Air conditioning
- Septic tank system type IMHOFF

For sale in the beautiful countryside of Martina Franca, in a beautiful panoramic landscape, a charming property with unique features, consisting of two real estate units. It consists of a comfortable villa, renovated using quality finishes and a trullo.

The villa consists of a porch, a large living room, a kitchen, a laundry room, a hall, two bedrooms and a large, fully equipped bathroom.

- Fully equipped kitchen - ARAN brand: dishwasher, fridge/freezer, induction hob and oven
- Dierre brand security door
- Nurith brand PVC window frames with double glazing and double opening
- Iron security grilles
- Air conditioning with heat pump
- Heated towel rail in the bathroom
- First choice porcelain floor tiles
- Fireplace

A few meters away is the authentic trullo of about 25 m<sup>2</sup> with a majestic central cone plus two side cones, fireplace, new electrical system, exposed stones and an outdoor oven.

Outside there is a very large square of about 300 m<sup>2</sup>, completely paved with gray tiles. Entrance square with parking, pine forest and various trees on a plot of about 2500 m<sup>2</sup>, plot completely delimited by tuff walls, water cistern, septic tank system type IMHOFF and electricity supply.

The property is located in a strategic position, a few kilometers from Martina Franca, "City of Baroque", in the center of the Valle d'Itria.

## Distances:

- Martina Franca: 7 km
- Ostuni: 30 km
- Locorotondo: 14 km
- Cisternino: 18 km

- Ceglie Messapica: 18 km
- Adriatic Sea: 35 km
- Ionian Sea: 32 km
- Brindisi International Airport: 58 km
- Bari International Airport: 98 km

Excellent property as a holiday home for private use or for permanent residence, but certainly also very interesting for tourist rental.

For more information or to make an appointment for a viewing, please do not hesitate to contact us.

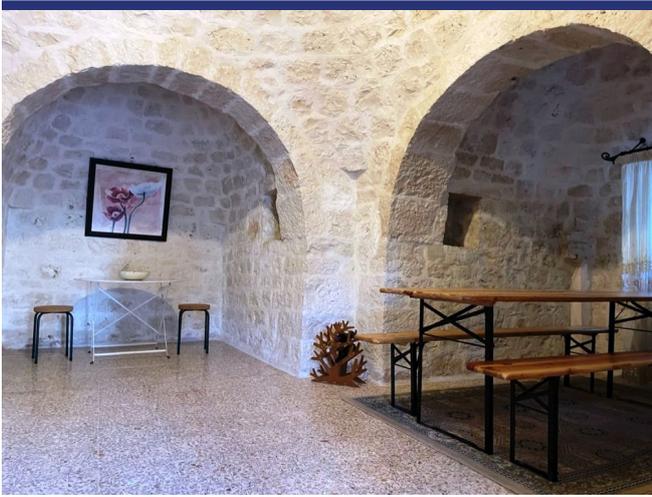
# Pictures







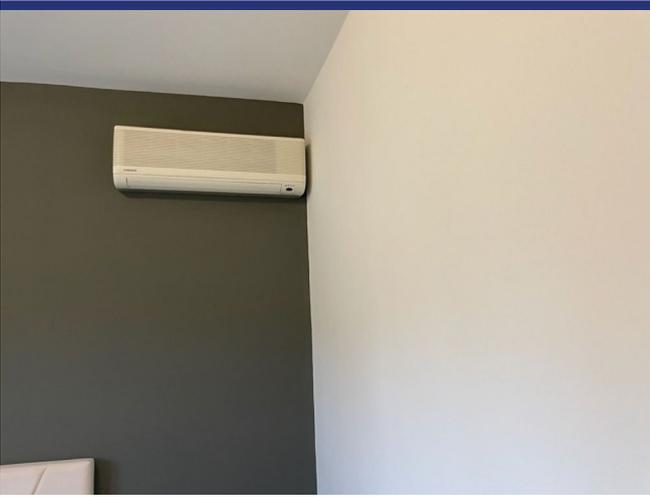


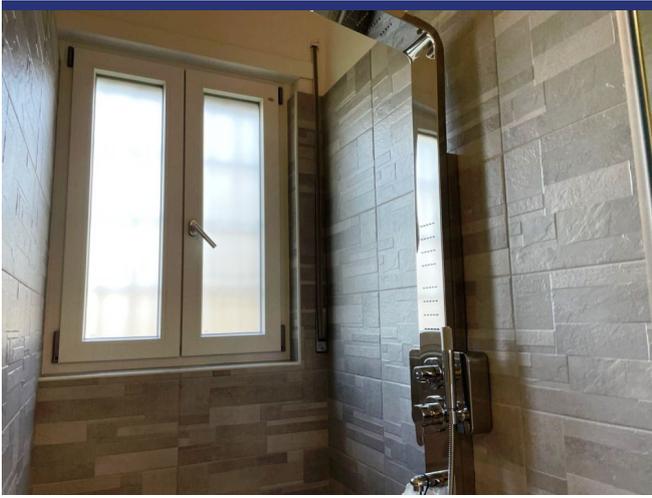


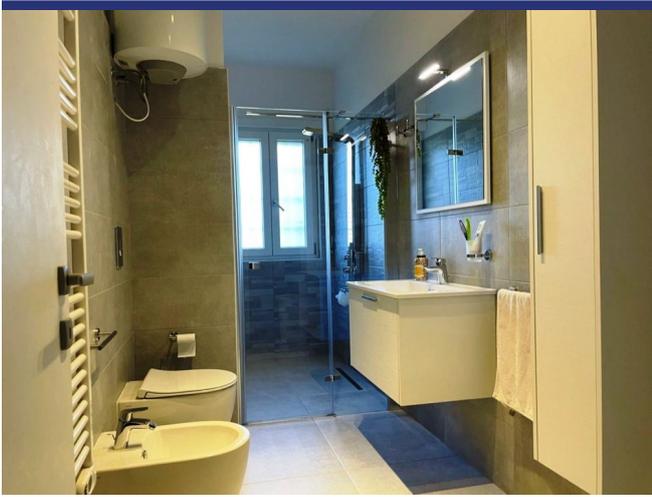




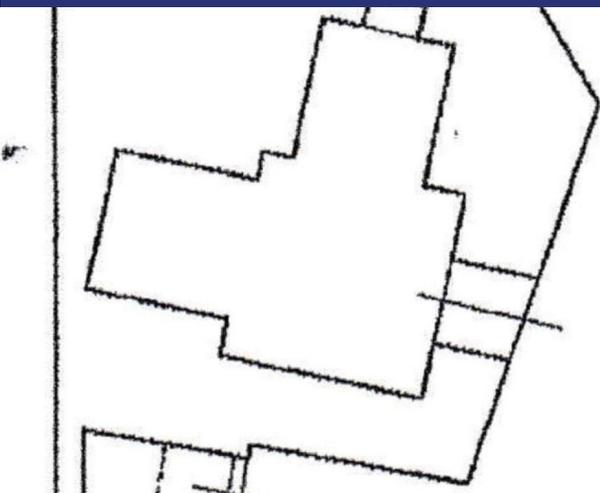
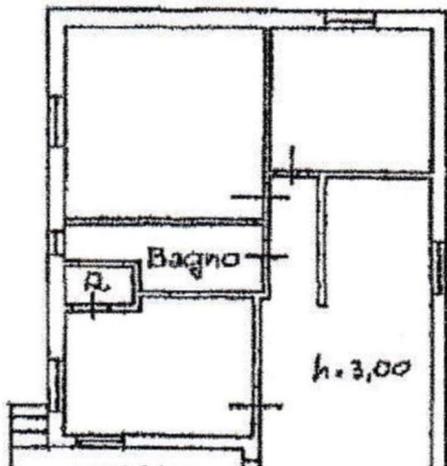
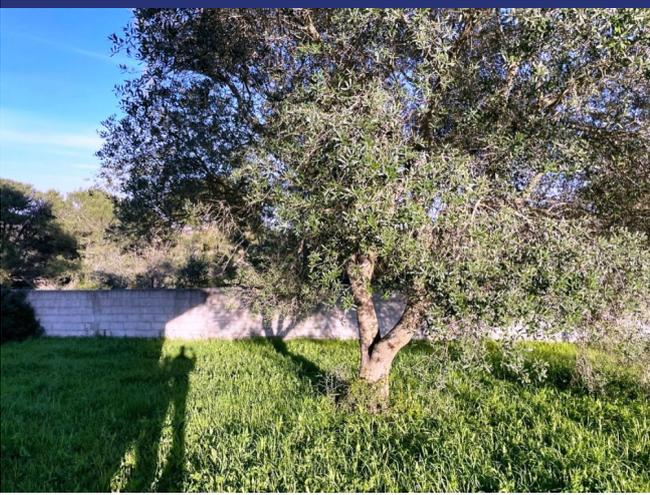




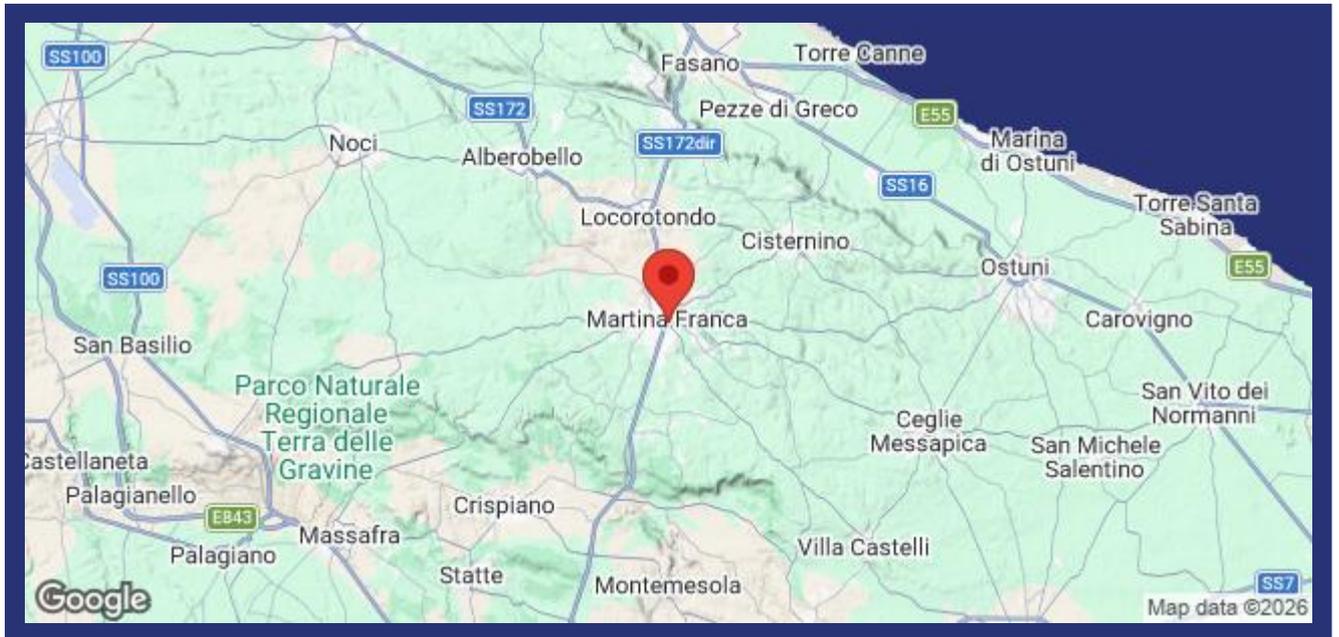








# Location & Details



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

- Reference: 6169
- Villa/Farmhouse
- Panoramic View
- 32 km to Sea
- 7 km to Village
- Garden
- Fire Place
- Airco
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 255.000
- Floorspace: 132 m<sup>2</sup>
- SQM Plot: 4900 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 1
- 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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