Puglia

Martina Franca

Ref. 6535: Historic 18th-century masseria with trulli and panoramic views over the Itria Valley – Martina Franca
Asking Price: € 750.000



Description

Nestled in the rolling countryside of Martina Franca and surrounded by more than 7 hectares of private land, this exceptional historic masseria dating back to the late 18th century is offered for sale. Originally built as the summer residence of a prominent local noble family, the estate represents a rare opportunity to acquire a remarkable piece of Apulian heritage.

The property enjoys a privileged elevated position, offering one of the most breathtaking panoramic views in the Itria Valley. From the estate, you can admire sweeping vistas across Martina Franca, Locorotondo, Cisternino and Alberobello, while the historic centre of Martina Franca is just 2 kilometres away.

The main residence extends over approximately 450 sqm and is arranged across two floors. The elegant entrance, adorned with the family's original coat of arms, leads into a series of authentic rooms that have retained their historical character and charm. Original mosaic floors, white limewashed walls and magnificent vaulted ceilings create the timeless elegance typical of traditional Apulian manor houses.

One of the most distinctive features of the property is the spacious reception hall, which includes a private chapel once used for family religious ceremonies. Original niches, architectural details and historic elements bear witness to the estate's rich past. The rooms still reflect the simplicity and authenticity of rural life in centuries gone by, while the original doors and window frames can be carefully restored to their former glory.

The historic courtyard garden is another highlight of the estate. Once a sheltered retreat from the hot Apulian summers, it continues to enhance the property's unique atmosphere and charm.

In addition to the main residence, the estate includes the former caretaker's house (massaro), old stables, traditional farm courtyards and a remarkable collection of 17 stone trulli structures awaiting restoration. These buildings are valuable examples of the traditional rural architecture of the Itria Valley. A sensitive restoration project would allow the entire estate to be revitalised while preserving its historic identity and authentic character.

This unique property presents a rare opportunity to create a prestigious private residence, a boutique hospitality venture, or a high-value investment in the heart of authentic Puglia.

Key features

- Living area: approximately 450 sqm
- Land: 70,000 sqm (7 hectares)
- Year of construction: 1780
- Condition: requiring renovation
- Floors: ground floor and first floor
- Total number of rooms: 20
- Bathrooms: 2

- Fireplace
- Historic private chapel
- Complex of trulli and rural outbuildings
- Panoramic views over the Itria Valley

Distances

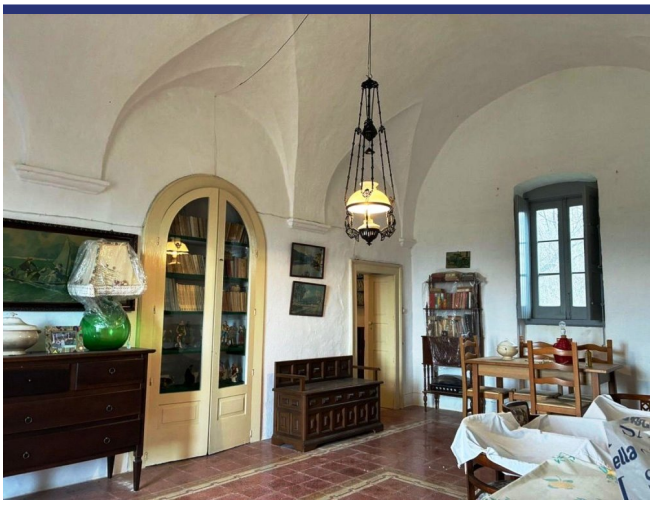
- Martina Franca: 2 km
- Locorotondo: 6 km
- Alberobello: 13 km
- Fasano: 16 km
- Ostuni: 26 km
- Adriatic Sea: 28 km
- Monopoli: 32 km
- Brindisi Airport: 60 km
- Bari Airport: 83 km

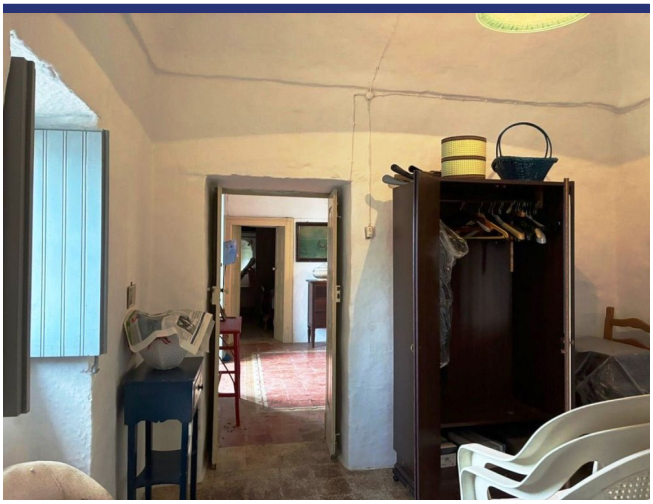
An authentic piece of Apulian history, where architecture, nature and tradition come together in a property of exceptional charm, character and potential.

Pictures



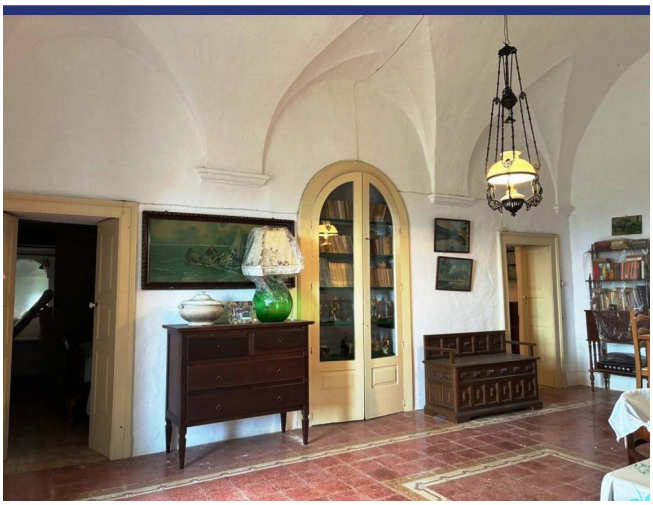




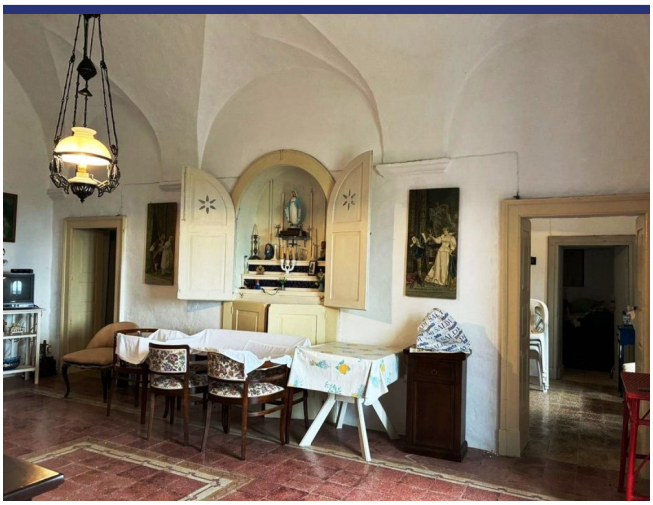








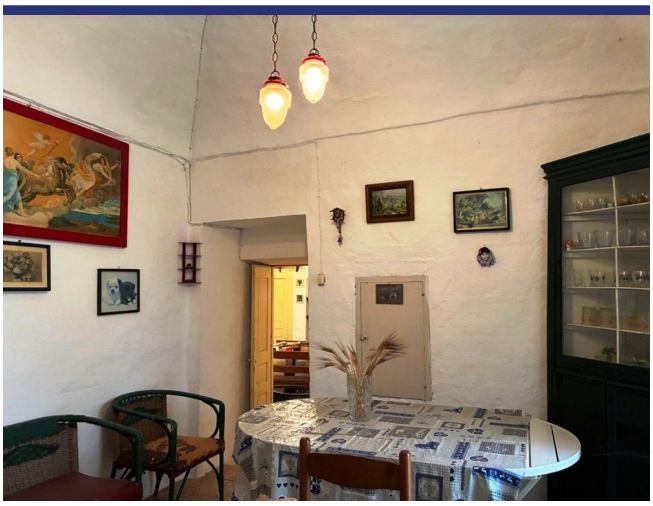










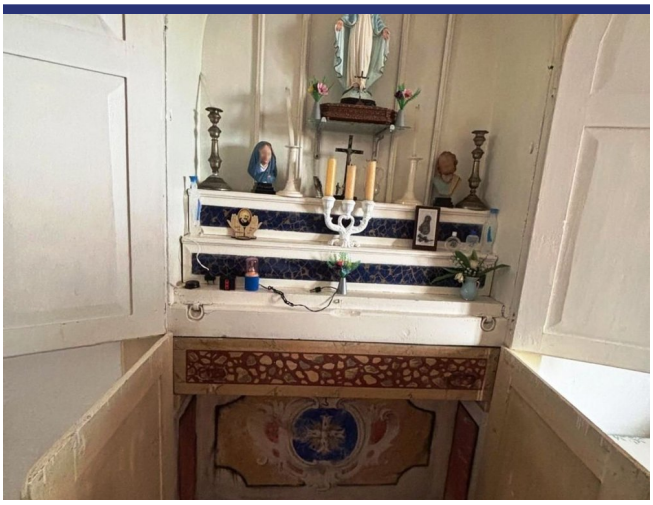


























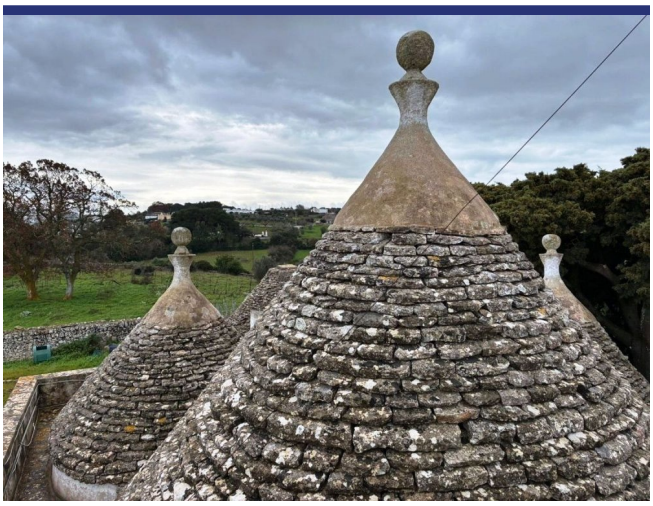








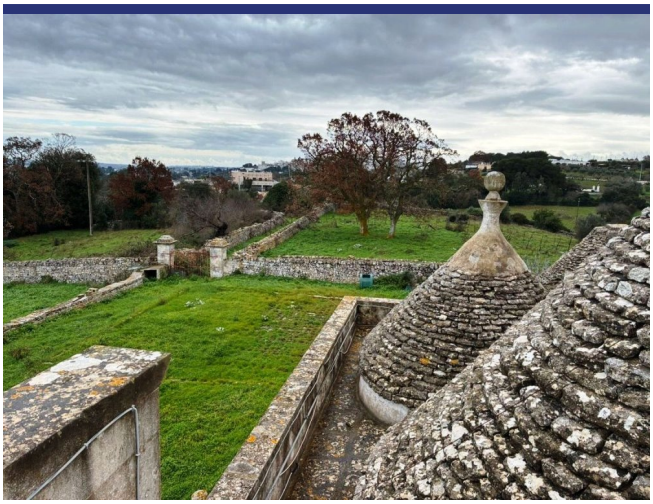












Location & Details



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

- Reference: 6535
- Villa/Farmhouse
- Restoration Project
- Panoramic View
- 28 km to Sea
- 2 km to Village
- Garden
- Fire Place
- Guesthouse: To be realised
- Asking Price: € 750.000
- Floorspace: 450 m^2
- SQM Plot: 70000 m^2
- Bedrooms: 5
- Bathrooms: 2
- 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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