# Puglia

## Martina Franca

Ref. 6534: Panoramic stone farmhouse with views over the Valle d'Itria in Martina Franca
Asking Price: € 220.000



# Description

Nestled in the heart of the beautiful Valle d'Itria, in a privileged panoramic position between Martina Franca and Alberobello, this authentic stone farmhouse dating back to the early 20th century is offered for sale. Set on approximately 3,000 m² of land, the property enjoys breathtaking views over the rolling countryside of the Valle d'Itria.

The main residence offers approximately 161 m² of living space and retains the charm of traditional Apulian architecture, featuring original chianche stone flooring and spacious, light-filled interiors. Arranged entirely on one level, the house comprises a large living room with fireplace, entrance hall, bathroom, and four bedrooms.

The property is further complemented by a garage of approximately 47 m² and a generous storage building of around 82 m², offering excellent potential as a workshop, studio, or additional functional space.

The farmhouse is equipped with radiator central heating and air conditioning. Structurally, the building is in good condition, although some renovation and modernization work is required, providing an excellent opportunity to enhance and personalize its authentic character.

## Key Features

- Living area: 161 m²
- Land plot: 3,000 m²
- Garage: 47 m²
- Storage building: 82 m²
- Year of construction: 1900
- 4 bedrooms
- 1 bathroom
- Fireplace
- Radiator central heating
- Air conditioning
- Original chianche stone flooring
- Stunning panoramic views over the Valle d'Itria

## Distances

- Martina Franca: 12 km
- Alberobello: 4 km
- Locorotondo: 10 km
- Fasano: 21 km
- Monopoli: 26 km
- Adriatic Sea: 31 km
- Bari Airport: 75 km

- Brindisi Airport: 75 km

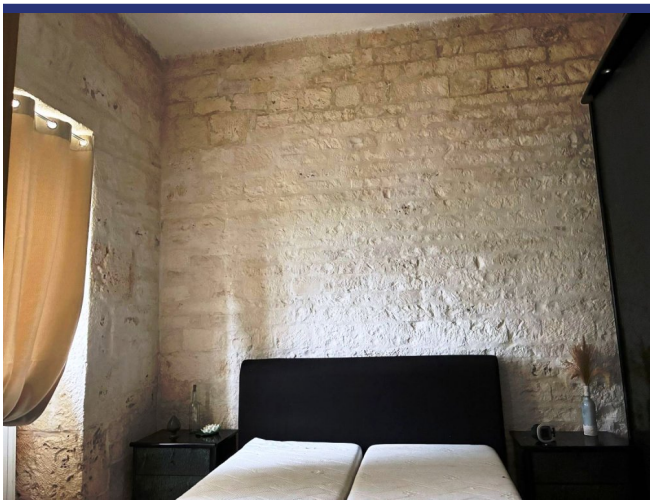
An ideal property for those seeking authenticity, peace, and nature, while remaining within easy reach of the most charming towns, tourist attractions, and amenities that the Valle d'Itria has to offer.

# Pictures









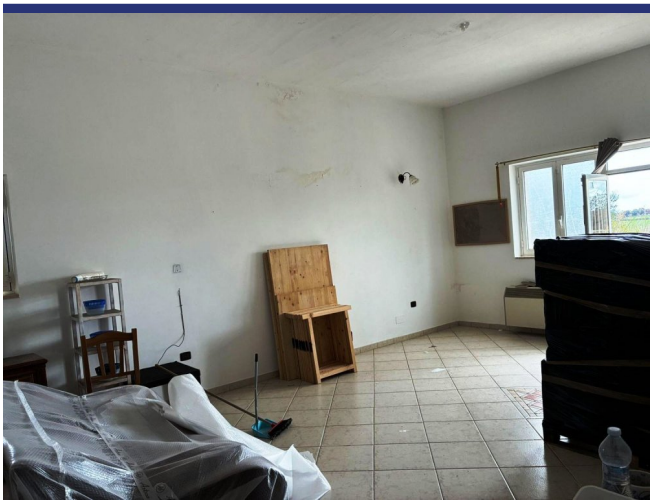






















# Location & Details




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

- Reference: 6534
- Villa/Farmhouse
- Panoramic View
- 31 km to Sea
- 4 km to Village
- Fire Place
- Airco
- Garage: Yes
- Asking Price: € 220.000

- Floorspace: 161 $m^2$
- SQM Plot: 3000 $m^2$
- Bedrooms: 4
- Bathrooms: 1
- Condition of the Property: Partly to be renovated
- 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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