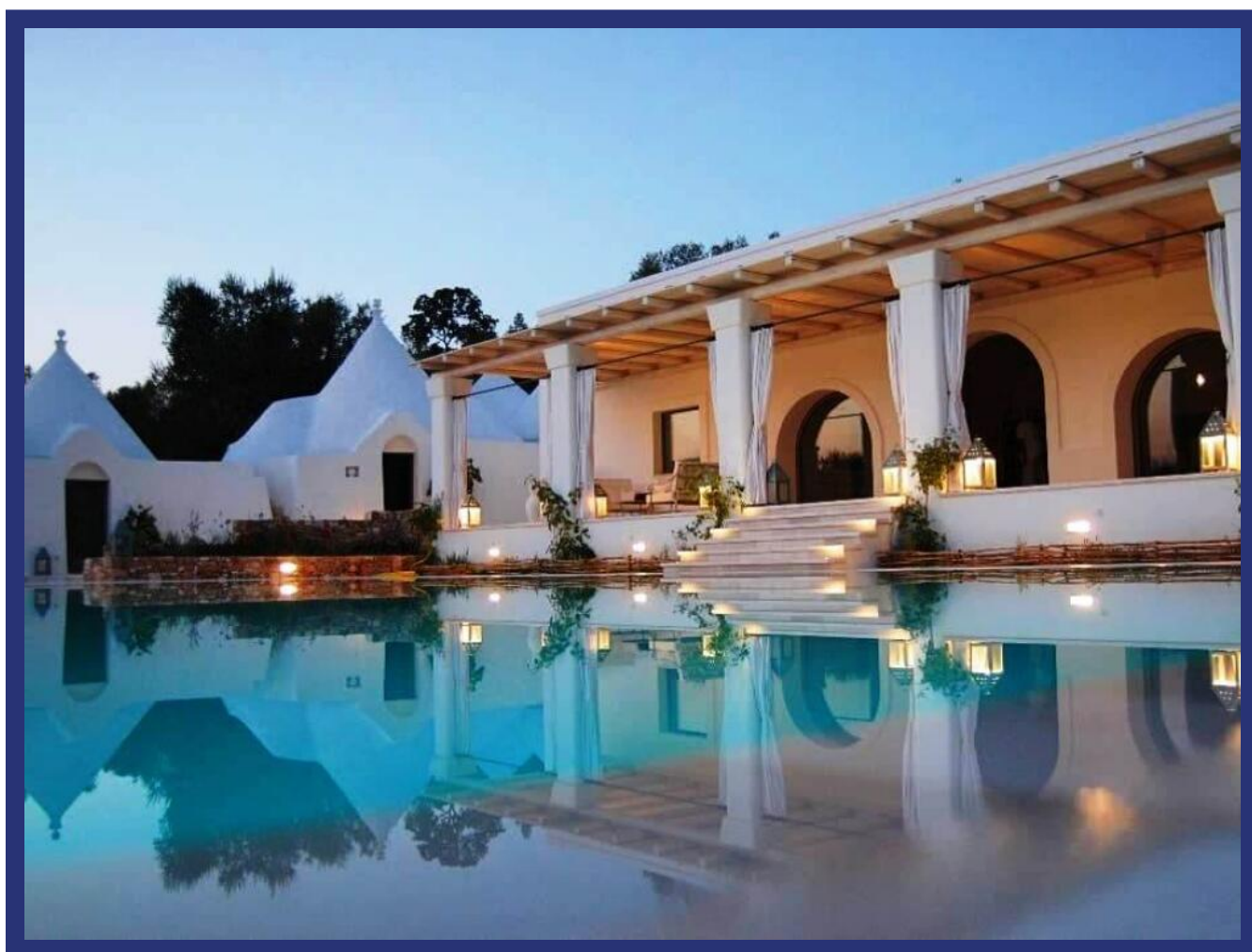


# Puglia

## Ostuni

Ref. 4804: Luxurious villa, 3 trulli and a lamia with swimming pool in Ostuni in a panoramic area  
Asking Price: € 1.600.000



# Description

In the center of the Valle d'Itria, we offer for sale a luxurious and prestigious residence consisting of a main part and three separate and independent trulli with lamia. The architecture of the property and the panoramic views that you can enjoy are of rare beauty, rich in the typical colors of Puglia: the blue of the sky, the intense red of the earth, the dark green of the olive trees, the dazzling white of the whitewashed homes.

This property is the ideal choice for those looking for:

- the tranquility of the Apulian countryside
- an old and charming building
- a house with excellent rental possibilities to tourists

The property is in excellent condition and has undergone a careful renovation using high quality materials and finishes.

The main house consists of a spacious living room with TV and fireplace, a kitchen with utility room, a bathroom with shower, 2 double bedrooms with en-suite bathrooms and a beautiful panoramic veranda equipped for outdoor dining. The total living area is approximately 252 m<sup>2</sup>. The villa has air conditioning and walk-in closets. The 3 trulli and the lamia each have their own entrance and consist of a double bedroom and a bathroom with shower.

The infinity pool is panoramic and measures 18 meters x 6 meters. The plot is 23,300 m<sup>2</sup> with beautiful old olive trees, enclosed with typical stone walls. Thanks to its elevated position, the villa dominates the entire valley and offers a unique view of the landscape of the Valle d'Itria, characterized by stone walls, olive trees and oaks.

The villa is located in the municipality of Ostuni, in the heart of the Valle d'Itria, in one of the most popular areas of Puglia: only 10 km from Ostuni, about 5 km from Cisternino and 12 km from Martina Franca, and about an hour from other important historical centers of the region such as Bari (50 km) and Lecce (60 km).

The nearest airport is Brindisi Papola Casale, 45 km away, and Bari Palese Airport (97.7 km) is approximately an hour and 18 minutes away by car. The villa is located just 35 km from the San Domenico Golf Club of Savelletri (Fasano) and centrally located to reach the most beautiful places in Apulia and the most beautiful seaside resorts, both the seaside resorts located on the Adriatic coast, about 15 km away, as that of the Ionian coast, about 52 km away. Beautiful Lecce, known as the Florence of the South, is 1 hour and 20 minutes from the house; the beautiful city of Taranto, an important Greek colony of Magna Graecia and with one of the most beautiful archaeological museums in Southern Italy, is 35 minutes from the house. Bari, the capital of Apulia, famous for its Romanesque churches, the castle and the church of San Nicola, is an hour and 10 minutes from the house.

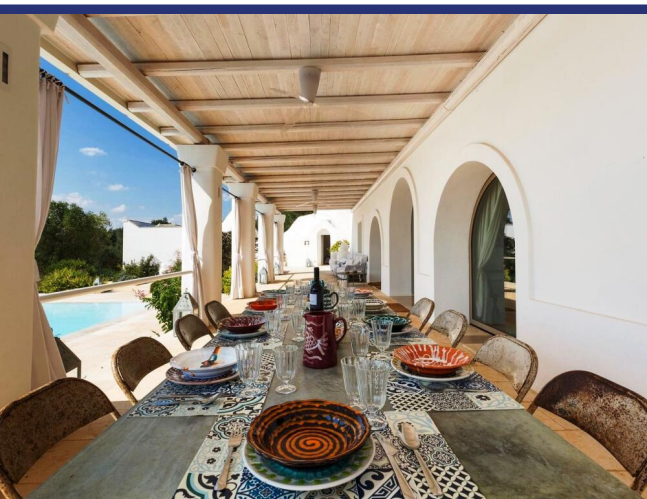
Ostuni, a well-known tourist center, is only 10 km away. Cisternino at 5 km, Ceglie Messapica at 4 km; Polignano a Mare and Monopoli, one of the most beautiful towns on the Adriatic coast, are 40 and 35

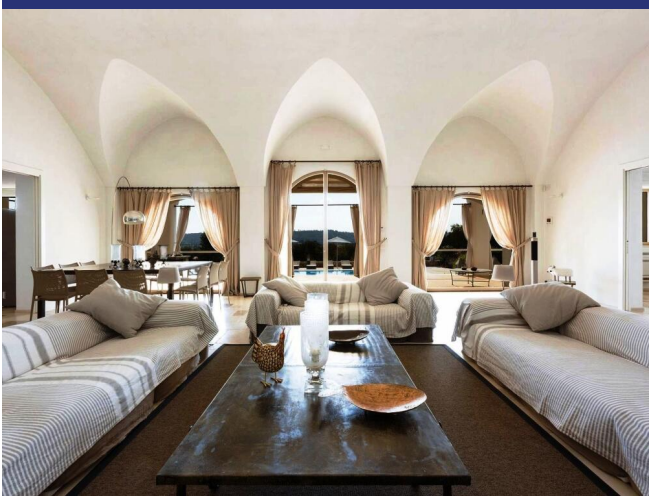
minutes away respectively. The medieval town of Oria, with its castle built by Frederick II of Swabia, is 45 minutes away. Grottaglie, the ceramic town, is 25 minutes away.

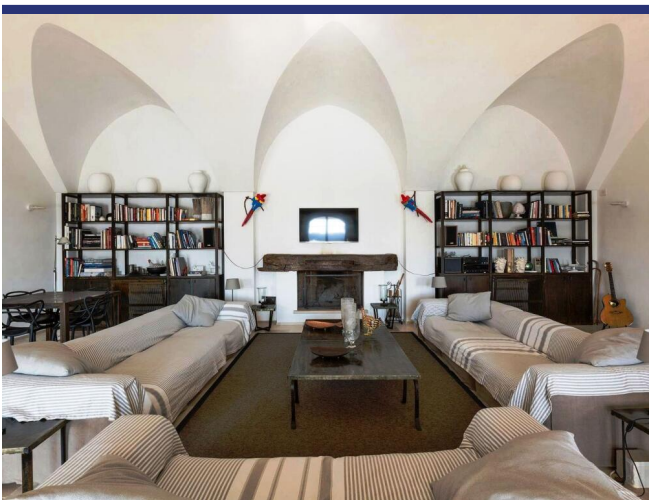
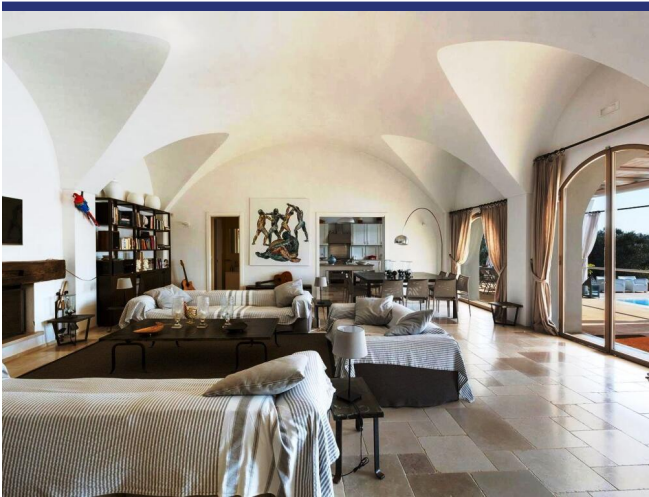
Basic characteristics :

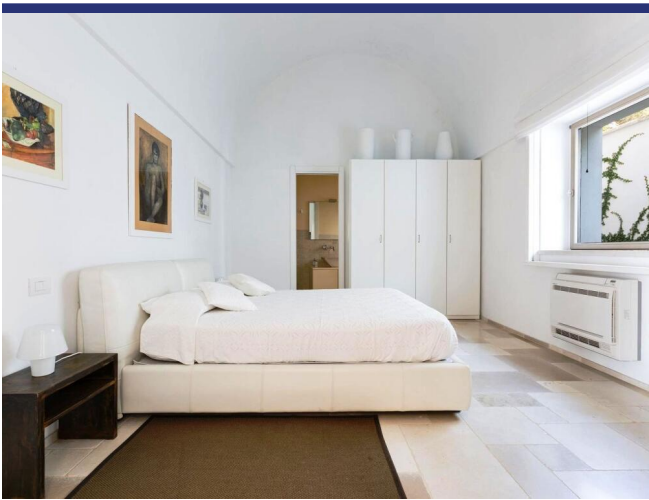
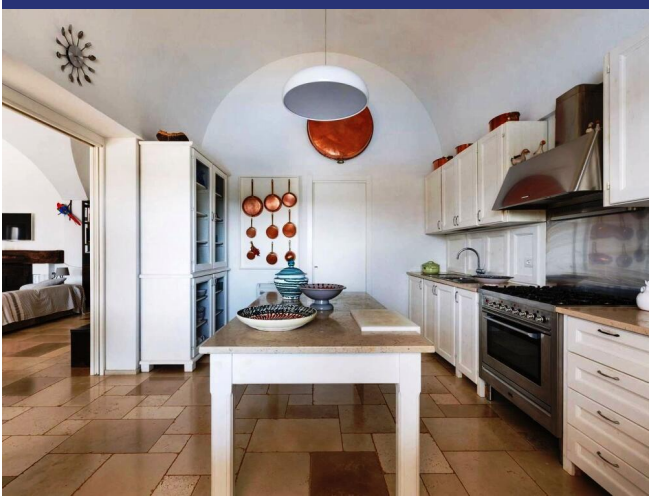
- Living area : 252 m<sup>2</sup>
- 8 rooms
- 7 bathrooms
- Plot area : 23,300 m<sup>2</sup>
- Terrace
- Excellent condition
- Walk-in closets
- Energy performance certificate A
- Air conditioning
- Swimming pool
- Garden

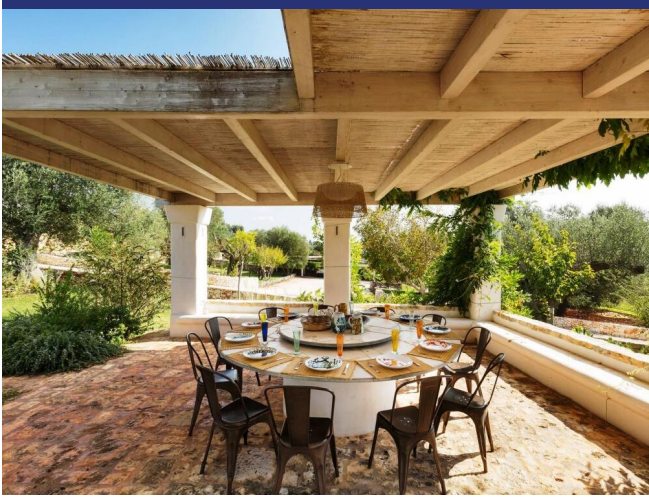
# Pictures





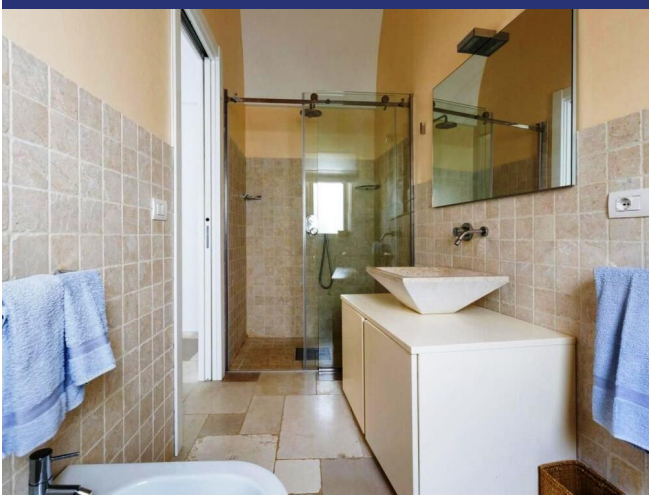


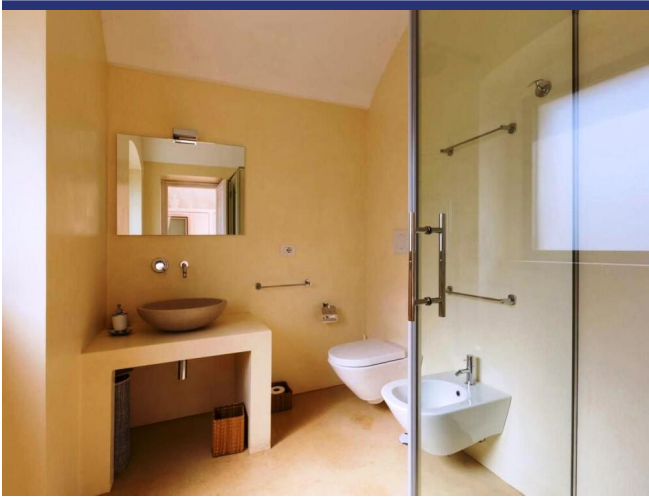
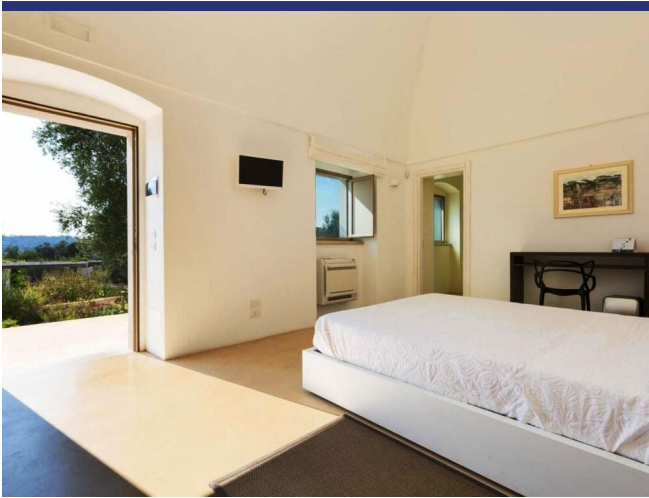
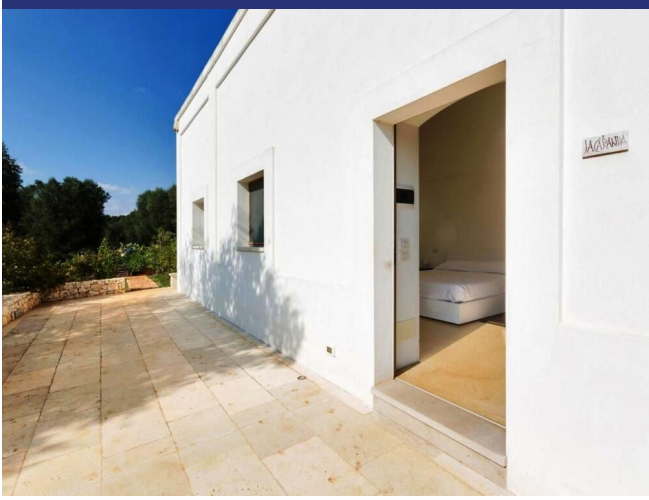






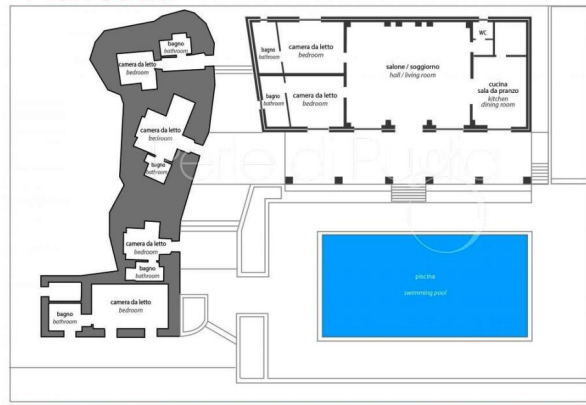








- Murredda



# Location & Details



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

- Reference: 4804
- Villa/Farmhouse
- B&B/Agriturismo
- Panoramic View
- 15 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.600.000
- Floorspace: 252 m<sup>2</sup>
- SQM Plot: 23300 m<sup>2</sup>
- Bedrooms: 6
- Bathrooms: 7
- 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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