

# Puglia

## Ostuni

Ref. 5621: Trullo and lamia complex with infinity pool in the Ostuni countryside  
Asking Price: € 595.000



# Description

## Characteristics:

- Living area: approx.100 m<sup>2</sup>
- Plot size: 10,715 m<sup>2</sup>
- Condition: fully restored / immediately habitable
- Bedrooms: 3
- Bathrooms: 4
- Heating system
- Air conditioning
- Infinity pool: 40 m<sup>2</sup> with saltwater system
- Parking area

Trullo-lamia complex for sale in the beautiful Ostuni countryside with a 40 m<sup>2</sup> infinity pool. The property is currently in use as a successful Bed & Breakfast, but is also ideally suited as a private home with an independent guesthouse.

The main house (lamia) has its own entrance, living room/kitchen, bedroom with ensuite bathroom and has 2 private terraces. The kitchen in the original lamia has been completely restored and equipped with all modern necessities such as a SMEG oven, SMEG refrigerator and a Nespresso machine. The kitchen/living room has access to a private terrace. The bedroom with ensuite bathroom was added later and from the bedroom there is access to another private terrace. There is a small sitting room which is located in the antique oven area. The lamia has lots of daylight, 2 terraces and a veranda. There is air conditioning, WiFi and heating system with a pellet stove.

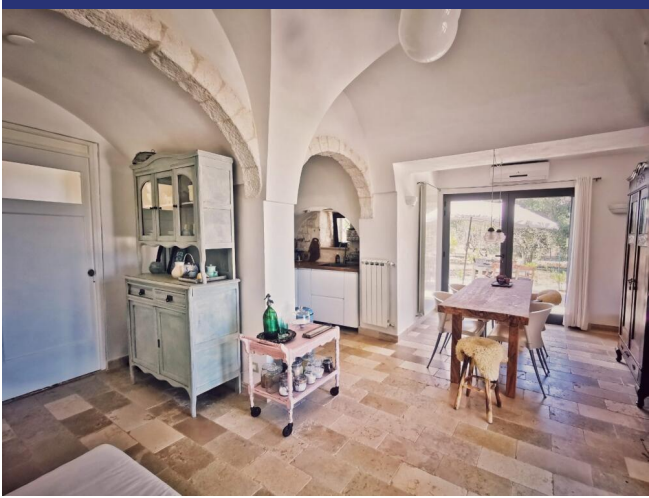
The trullo with a total area of approximately 20 m<sup>2</sup> is internally connected to the main building. The trullo can also be closed by a door, providing an independent guest room with bathroom, air conditioning and Wi-Fi. The trullo is approximately 200 years old and has been completely restored with authentic materials and consists of a comfortable bedroom/sitting room with wood stove and a bathroom with washing machine, walk-in shower, toilet and sink. The trullo has its own entrance with private terrace, a covered veranda with a lounge sofa where you can enjoy the view over the beautiful olive grove. The authentic trullo has an outdoor kitchen with refrigerator and hob. There is an external storage space with connection for a washing machine. Heating is powered by a pellet stove. There is WiFi and air conditioning.

A short distance from the main building is a second lamia building, consisting of 2 rooms. In the first room there is a large storage space and in the second room the guest room. This lamia has been completely restored with authentic materials and is located approximately 20 meters away from the main building with trullo. This lamia has every comfort: a kitchen-diner with wood stove, bathroom and a bedroom with a double bed. The bedroom also has a wooden loft with 2 sleeping places. This lamia has a private veranda from which you have a nice view of the swimming pool and the olive grove. Behind this building there is an outdoor bathroom with shower and toilet.

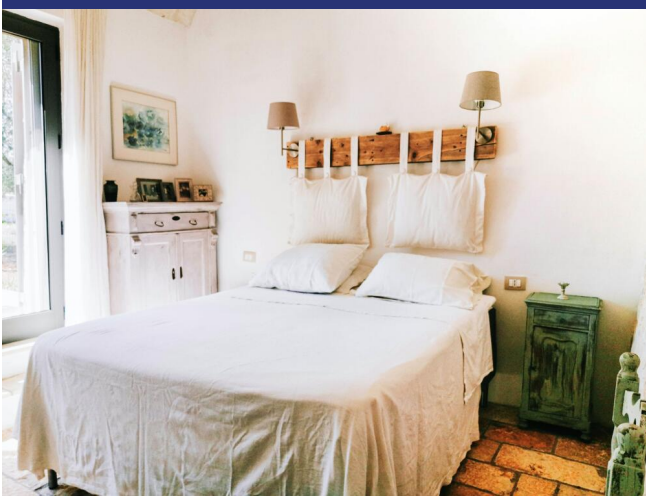
The beautiful 40 m<sup>2</sup> infinity pool with saltwater system, outdoor shower, sun terrace and technical room is located on the plot of approximately 10,000 m<sup>2</sup>. There are also several patios and terraces with sunbeds, hammocks, chairs and cozy seating areas, an outdoor kitchen and a parking space. The plot is completely fenced with the typical dry stone walls with a fence on top. There is also a large water cistern and an IMHOFF septic tank system. The plot is planted with olive trees and various fruit trees. Depending on the season, you can pick figs, plums, cherries, lemons, pears, apricots, walnuts and almonds. There is also a small herb garden with thyme, rosemary and oregano.

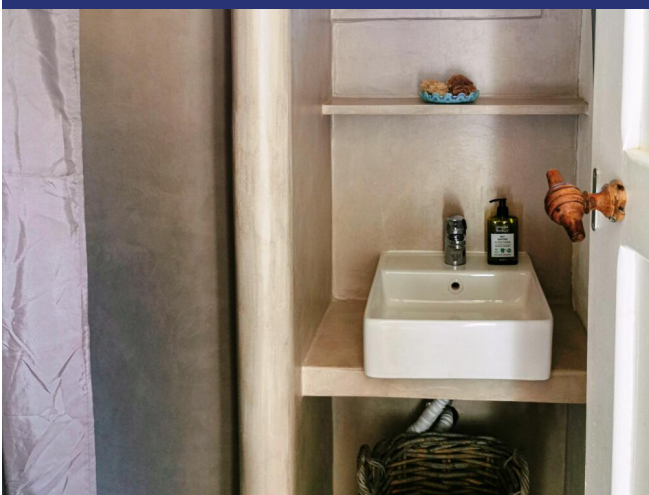
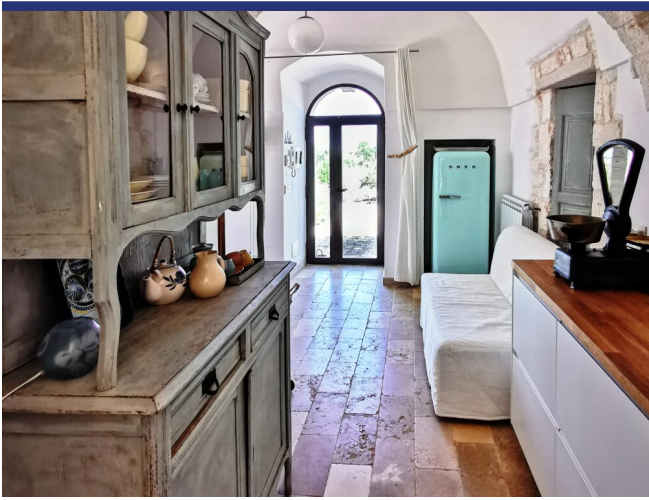
Excellent location approximately 9 kilometers from Ostuni and 7 kilometers from Ceglie Messapica. The beautiful beaches of the Adriatic coast can be easily reached in about 20 minutes. Brindisi International Airport is approximately 35 kilometers away.

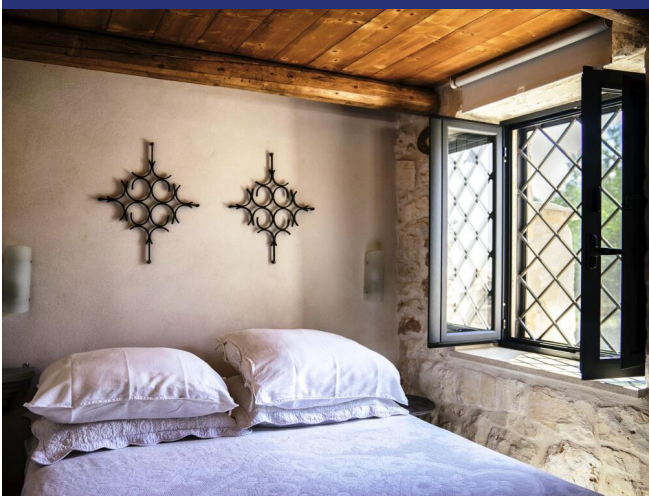
# Pictures



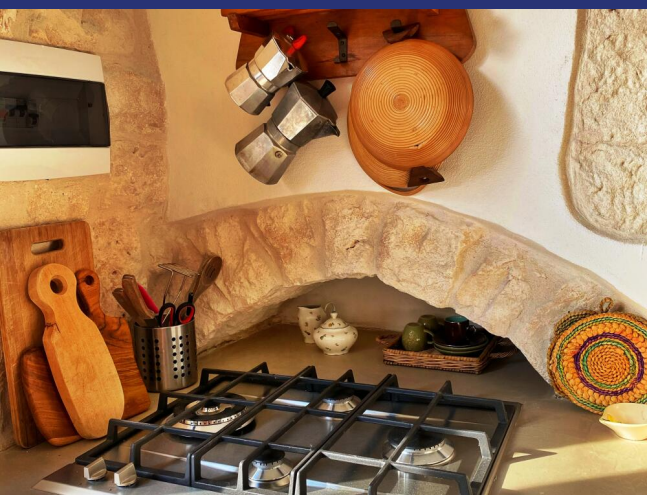




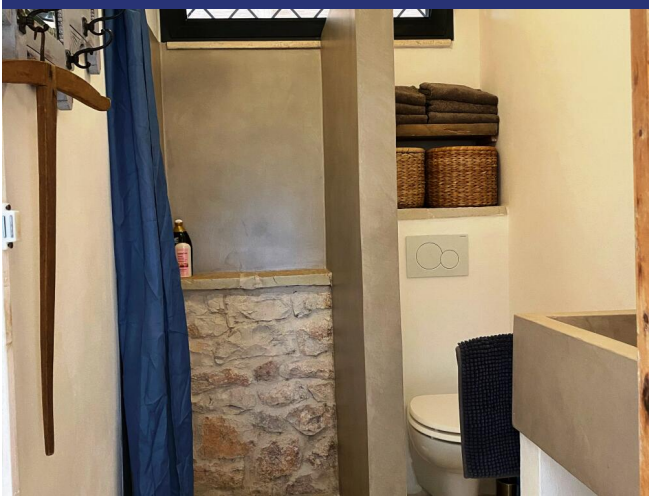










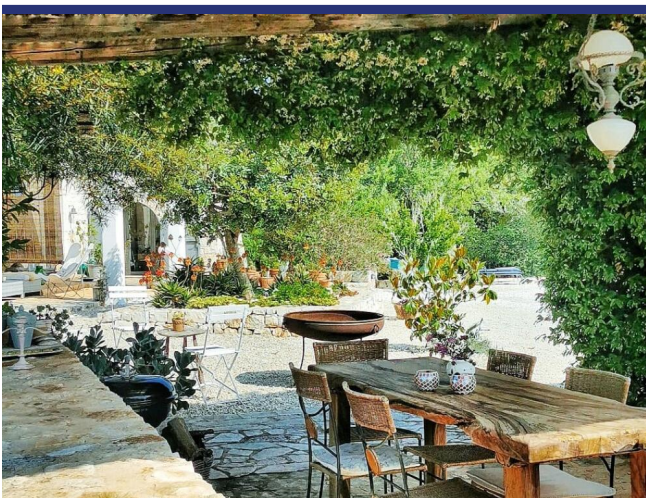


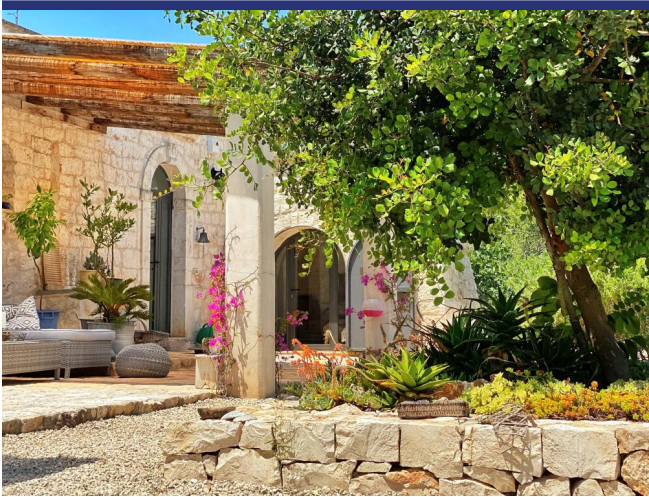
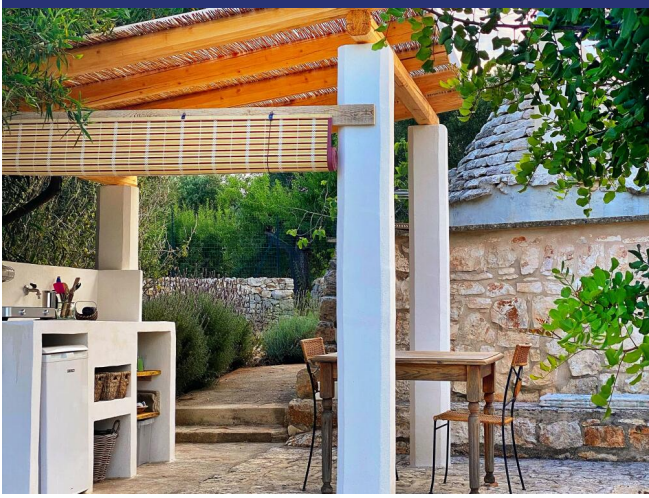








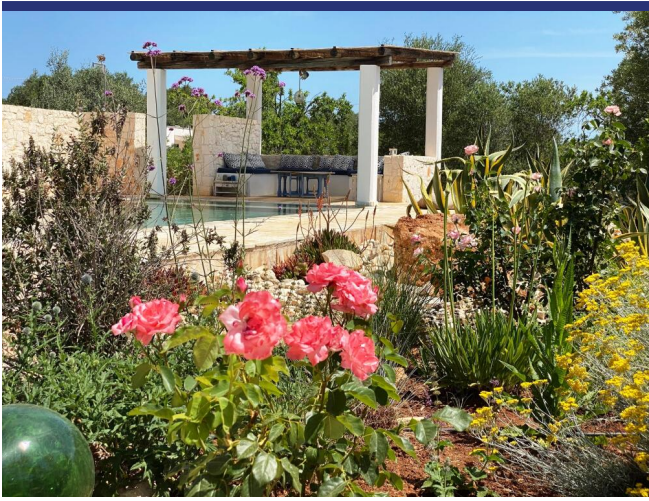
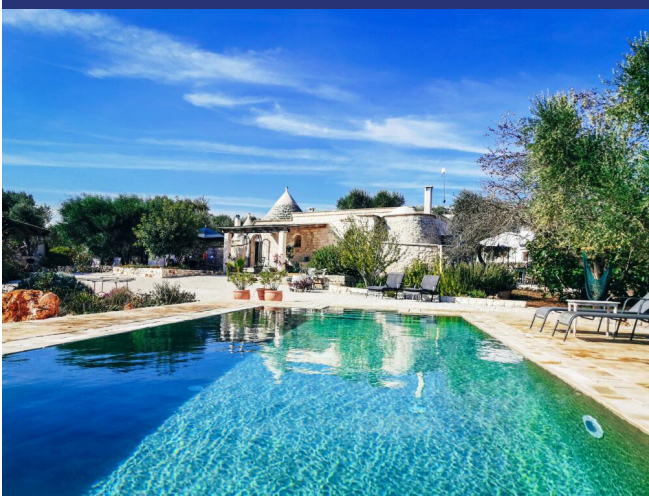












# Location & Details



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

- Reference: 5621
- Villa/Farmhouse
- B&B/Agriturismo
- 14 km to Sea
- 7 km to Village
- Garden
- Terrace
- Central Heating
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 595.000
- Floorspace: 100 m<sup>2</sup>
- SQM Plot: 10715 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 4
- 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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