

# Puglia

## Ostuni

Ref. 6523: Villa in the countryside of Ostuni

Asking Price: € 178.000



# Description

Beautiful villa set in the peaceful Apulian countryside, occupying a privileged elevated position on a plot of approximately 7,500 m<sup>2</sup>, surrounded by magnificent olive trees and unspoiled nature. An ideal property for those seeking complete relaxation, far from the bustle of the city while still being close to amenities and the most renowned towns of the Valle d'Itria.

The property is accessed through an entrance gate leading to a convenient private driveway with parking area. The villa, measuring approximately 100 m<sup>2</sup>, is entirely arranged on one level and features welcoming, bright, and well-distributed living spaces.

Outside, there is a spacious veranda, perfect for enjoying lunches and dinners al fresco while immersed in the tranquility of the countryside. Internally, the villa comprises a generous living area with kitchen and dining room enhanced by a characteristic fireplace, a comfortable bathroom with shower, and three spacious bedrooms, one of which benefits from an independent external entrance.

The property retains the authentic charm of a traditional Apulian country home thanks to the presence of an old wood-fired oven, a barbecue area, and a large storage room. A charming stone staircase leads to the panoramic rooftop terrace, offering beautiful views over the surrounding countryside and the nearby woodland.

The villa is in excellent overall condition, equipped with a water cistern, and does not currently have a heating or air-conditioning system. Ideal both as a private residence and as an investment opportunity for a holiday home.

## Main Features

- Living area: 100 m<sup>2</sup>
- Land size: 7,500 m<sup>2</sup>
- 3 bedrooms
- 1 bathroom
- Spacious living area with fireplace
- Panoramic veranda
- Wood-fired oven and barbecue
- Storage room
- Panoramic rooftop terrace

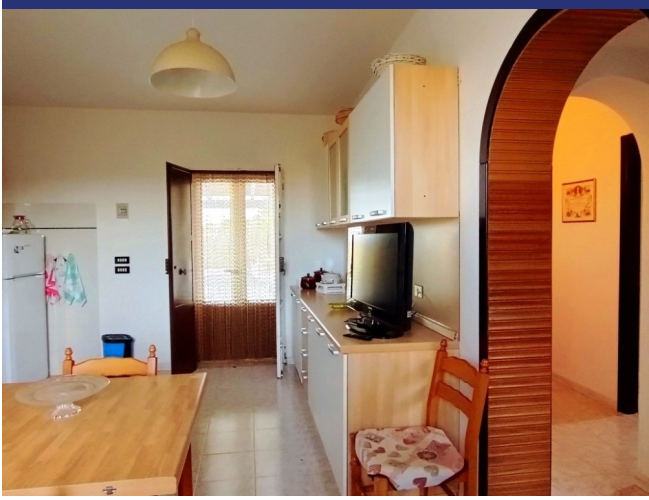
## Distances

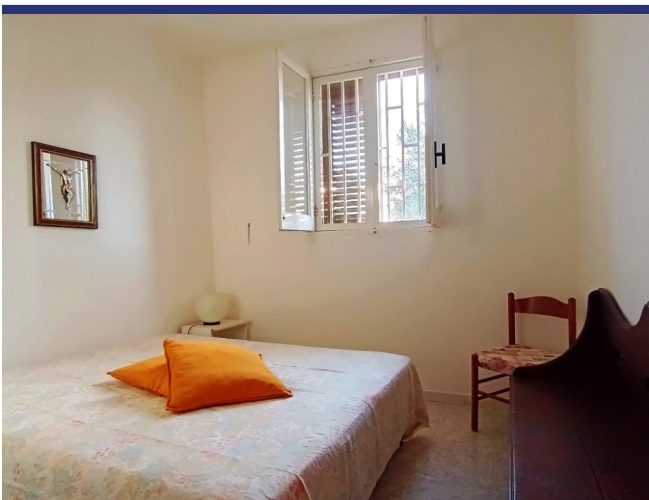
- Ostuni: 6 km
- Ceglie Messapica: 8 km
- Cisternino: 13 km
- Martina Franca: 20 km
- Adriatic Sea: 15 km
- Brindisi Airport: 44 km

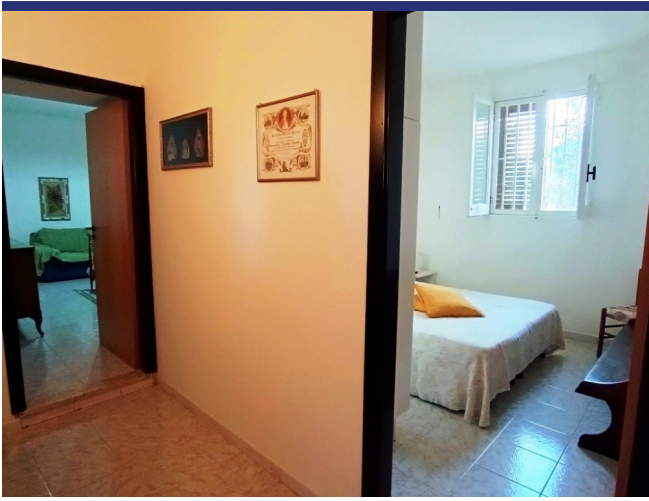
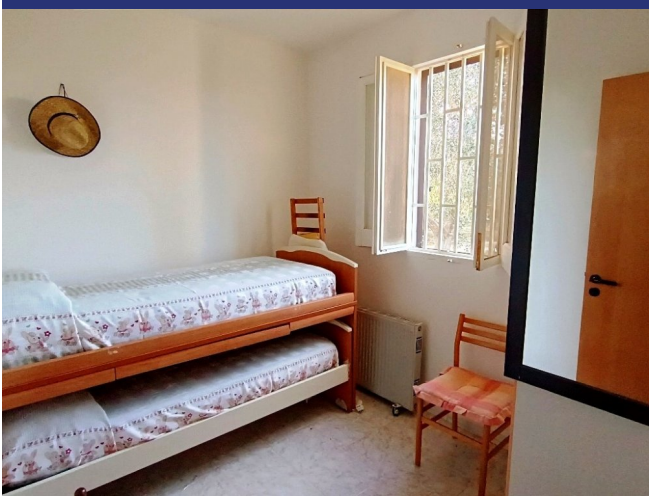
- Bari Airport: 105 km

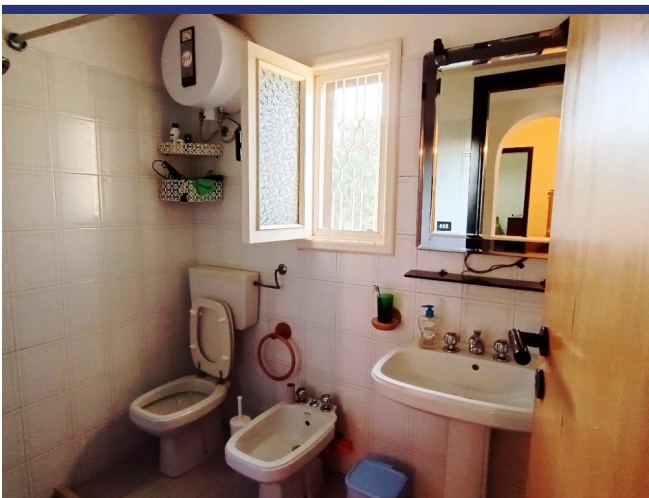
# Pictures



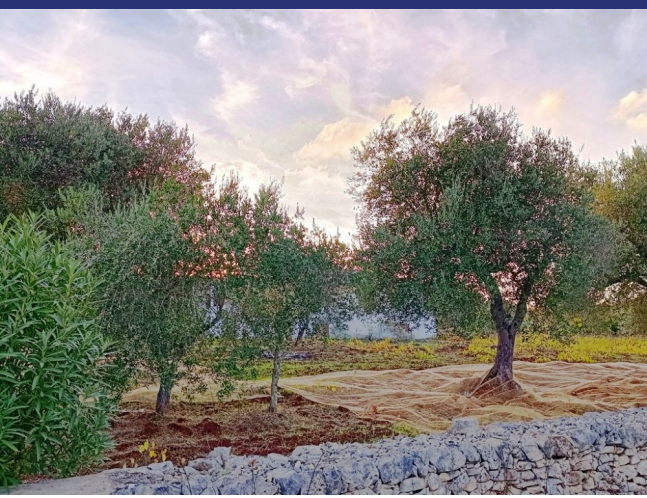




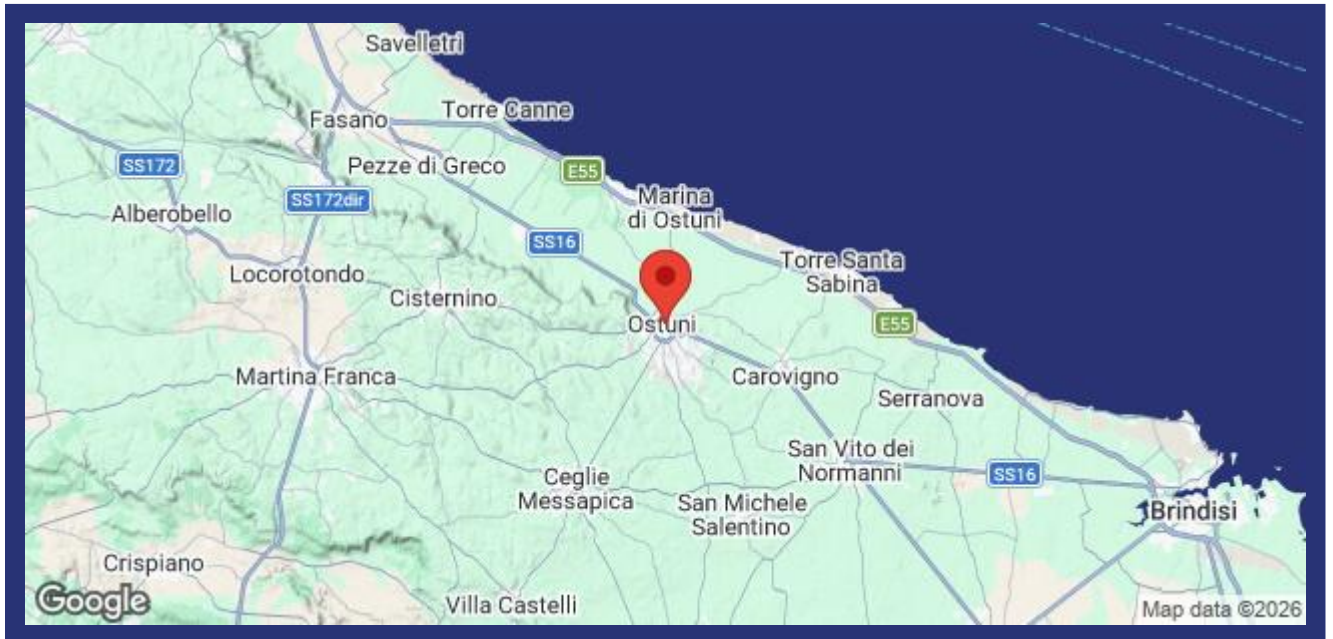








# Location & Details



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

- Reference: 6523
- Villa/Farmhouse
- Panoramic View
- 15 km to Sea
- 6 km to Village
- Garden
- Fire Place
- Garage: Parking Space
- Asking Price: € 178.000
- Floorspace: 100 m<sup>2</sup>
- SQM Plot: 7500 m<sup>2</sup>
- Bedrooms: 3
- 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 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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