Puglia

San Michele Salentino

Ref. 6628: Authentic trullo with private pool in the heart of Alto Salento – San Michele Salentino
Asking Price: € 715.000



Description

Set amidst the enchanting landscape of Alto Salento, between Ostuni and Ceglie Messapica in San Michele Salentino, this exceptional authentic trullo with private pool and extensive grounds is offered for sale.

A property of remarkable character, where the timeless architectural heritage of Puglia blends seamlessly with contemporary comfort. The residence has been fully and meticulously restored, with great care taken to preserve its original identity and charm. Traditional local materials and the craftsmanship of specialists in local stonework have been used throughout. High-quality finishes and carefully selected furnishings complete this elegant and authentic Puglian retreat.

The property

The residence offers approximately 195 m² of commercial floor area and 176 m² of internal living space, with the various rooms arranged harmoniously throughout the characteristic trulli and original structures.

The property comprises:

- a spacious and bright living room
- a kitchen with mezzanine, incorporating the first bedroom
- an additional room within the first trullo, featuring a charming fireplace
- a generous double bedroom with en-suite bathroom in the second trullo
- a hallway leading to the second bathroom
- a third bedroom with walk-in wardrobe
- an additional independent room of approximately 15 m², adjoining the main residence

Throughout the property, the authentic character of Puglia is beautifully expressed through exposed local stone, traditional architectural details and carefully crafted finishes.

Comfort & Amenities

The property is equipped with all the essential amenities for comfortable year-round living:

- internet connection
- central heating
- air conditioning
- fireplace
- private artesian well
- water storage tank
- IMHOFF septic system

Outdoor living

The beautifully maintained outdoor spaces have been thoughtfully designed to make the most of the peaceful Salento countryside and the pleasures of outdoor living.

The estate extends over approximately 10,500 m² and features a stunning private swimming pool of approximately 50 m², together with two pergolas, ideal for al fresco dining, relaxing in the shade and enjoying memorable moments with family and friends.

The combination of local stone, Mediterranean vegetation, extensive landscaped grounds and the private pool creates an authentic Puglian atmosphere — private, serene and exceptionally inviting.

Location

The property enjoys a highly desirable and strategic location, surrounded by the tranquillity of the countryside while remaining within easy reach of the area's principal destinations and amenities.

- Approximately 25 minutes from Brindisi International Airport
- Approximately 20 minutes from the Adriatic Sea
- Approximately 40 minutes from the Ionian Sea
- Close to Ostuni, Ceglie Messapica and San Michele Salentino

This exceptional property is equally suited as a private residence, an exclusive holiday home or an investment in the luxury hospitality sector. Its authentic architecture, meticulous restoration, private swimming pool, extensive grounds and sought-after location offer a rare opportunity to experience the timeless lifestyle of Puglia.

Key features

- Commercial floor area: 195 m²
- Internal living area: 176 m²
- 8 rooms
- 2 bathrooms
- Land: 10,500 m²
- Terrace
- Private swimming pool of approximately 50 m²
- Garden
- Fireplace
- Air conditioning
- Central heating
- Artesian well
- Water storage tank
- Imhoff septic system
- Internet connection
- Fully renovated
- Excellent condition
- 1 storey

Pictures

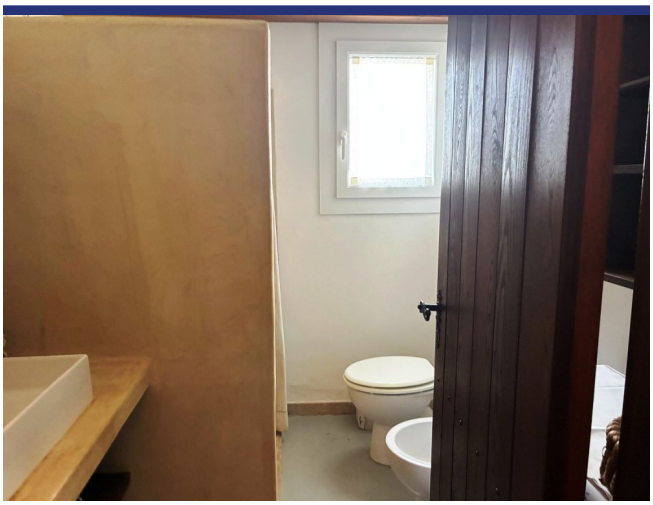


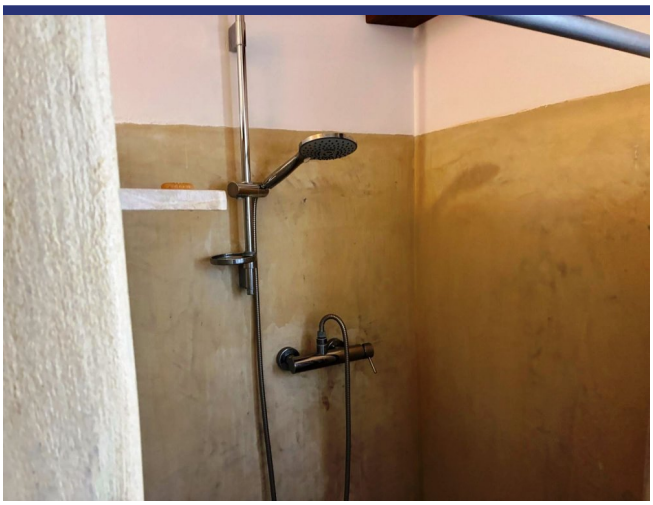




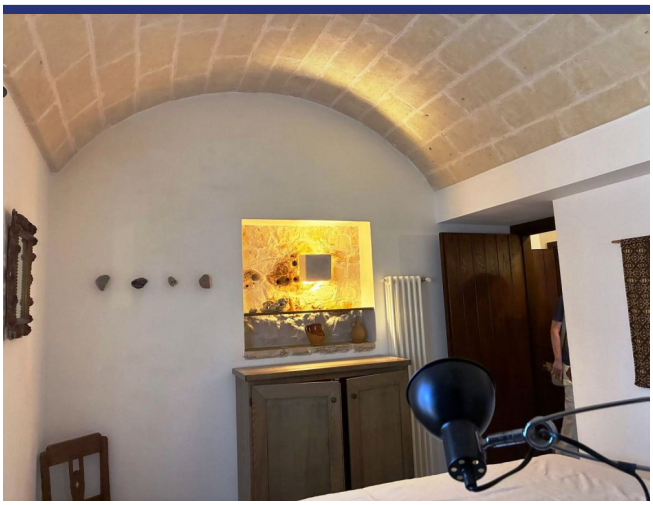






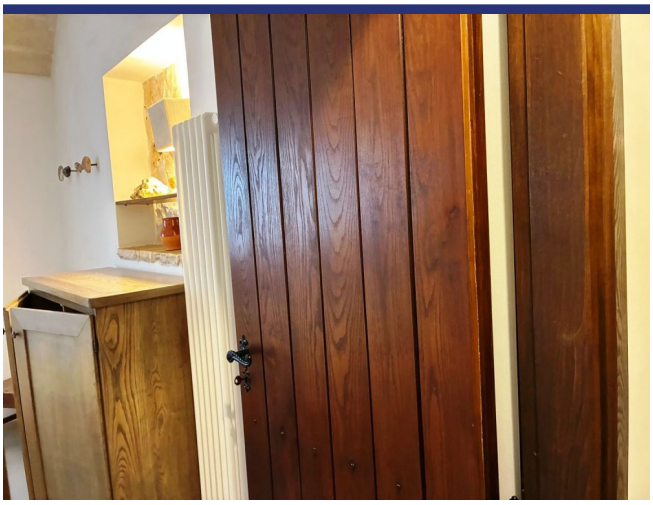
























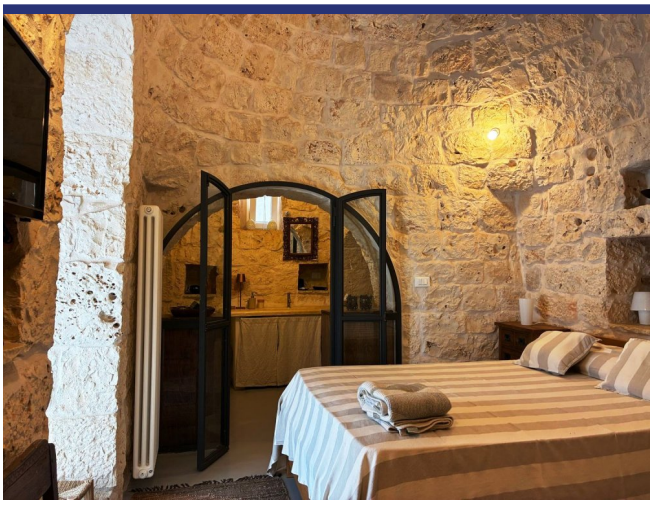




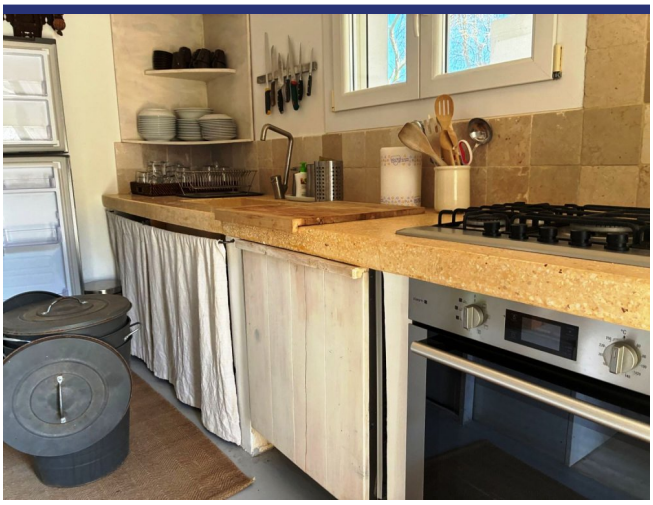








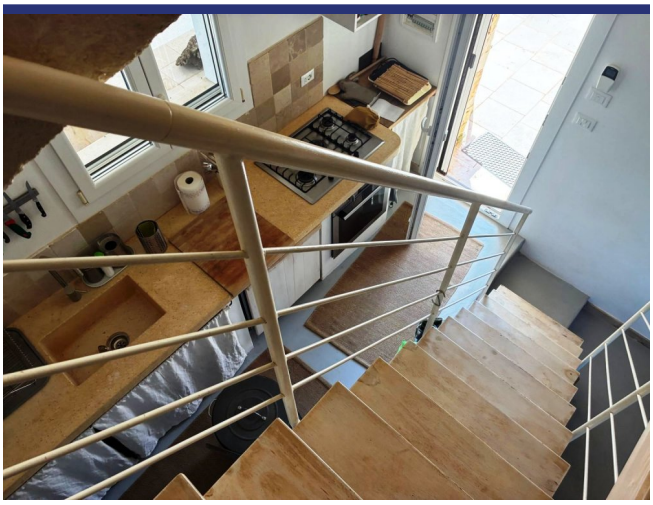




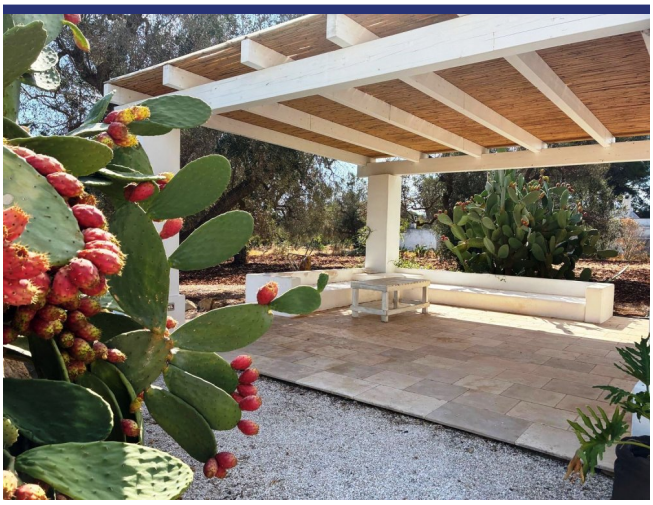




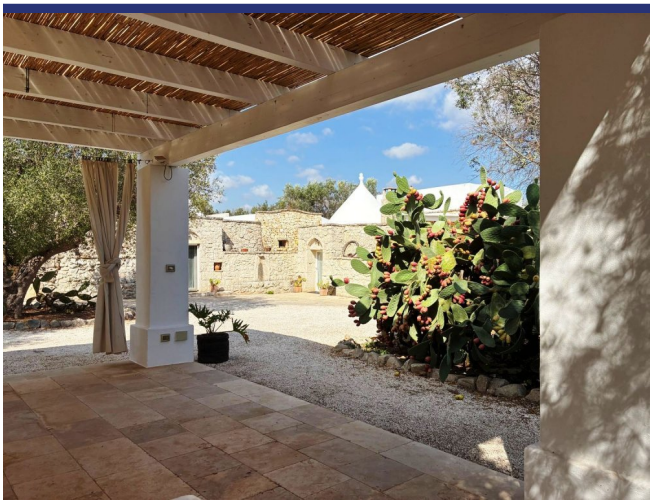










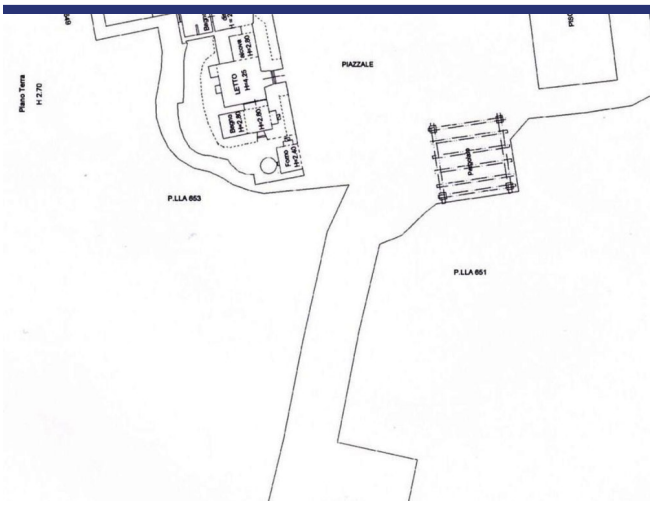











PIAZZALE
P.LLA 663
P.LLA 661

Location & Details



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

- Reference: 6628
- Villa/Farmhouse
- 20 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 715.000

- Floorspace: 176 m^2
- SQM Plot: 10500 m^2
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: 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 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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