

# Puglia

## San Michele Salentino

Ref. 5259: Old renovated farmhouse with swimming pool in San Michele Salentino  
Asking Price: € 710.000



# Description

## Characteristics :

- Living area: 190 m<sup>2</sup>
- Condition: excellent condition
- Bedrooms: 2
- Bathrooms: 3
- Underfloor heating
- Photovoltaic system – solar panels for electricity
- Air conditioning
- Porch

This completely renovated farmhouse with swimming pool is located in the countryside of San Michele Salentino, about 13 kilometers from the famous "White City" Ostuni.

This property is the ideal choice for those looking for a historic Apulian residence in the countryside, but close to a village. Here you can enjoy the tranquility of the countryside, yet with the convenience of being close to shops, restaurants and bars within walking distance.

As can be seen from the photos, this beautiful property has retained the traditional architectural features of the region, both inside and out.

Inside are the bedrooms with vaulted ceilings and the living room with a charming star-vaulted ceiling. The house is on one floor and currently consists of two bedrooms, three bathrooms, a large and bright living room and two kitchens. There is the possibility to transform both living room and a kitchen to obtain in this way 4 bedrooms. Beautiful large glass veranda which is used as a living room overlooking the pool. There is also a nice veranda with tables, a barbecue and a wood-burning oven.

The house is equipped with every comfort: underfloor heating, photovoltaic system to manage electricity, automatic gate, artesian well, alarm system, air conditioning, internet connection, double glazing with mosquito nets, video intercom, video surveillance and a parking space shaded by a pergola.

The area in which the house is located is well inhabited and is only one kilometer from the village of San Michele Salentino.

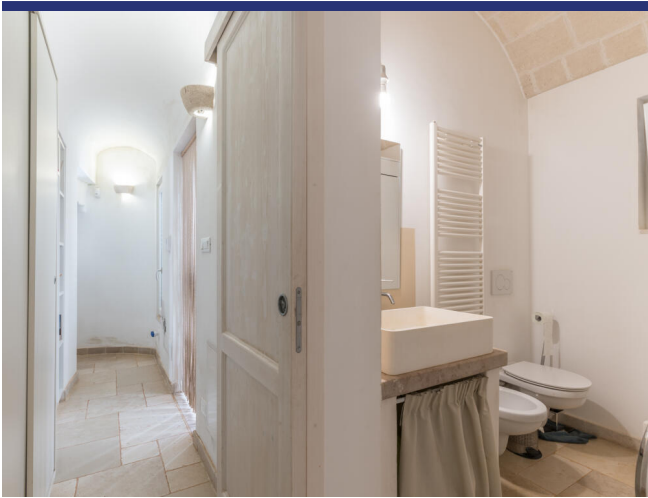
## Distances:

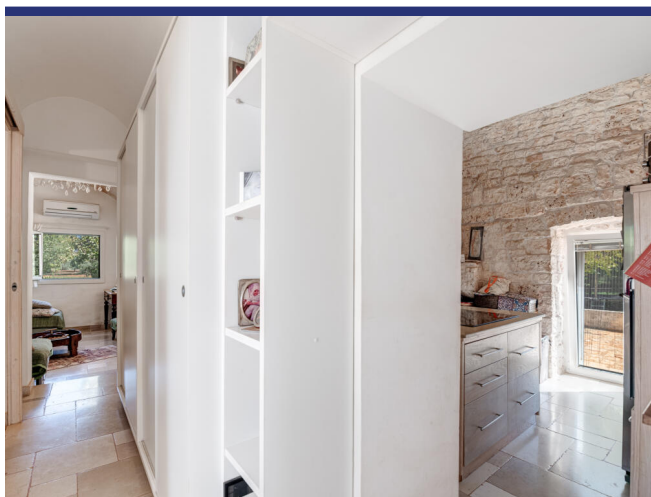
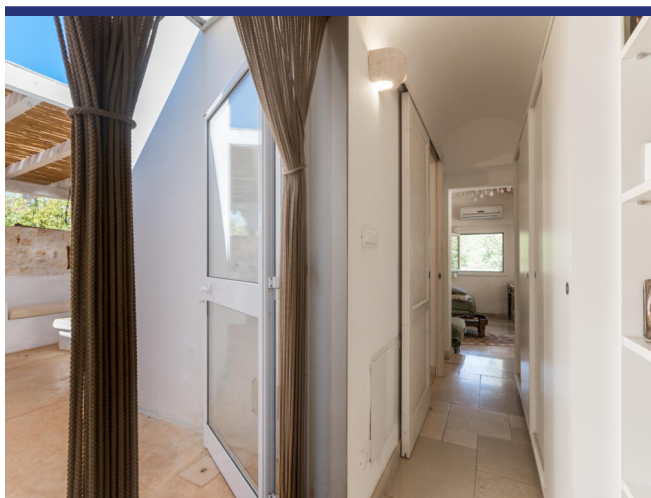
- San Michele Salentino: 1 km
- Ostuni: 13 km
- Ceglie Messapica: 11 km
- Adriatic Sea: 16 km
- Brindisi International Airport: 30 km
- Bari International Airport: 112 km

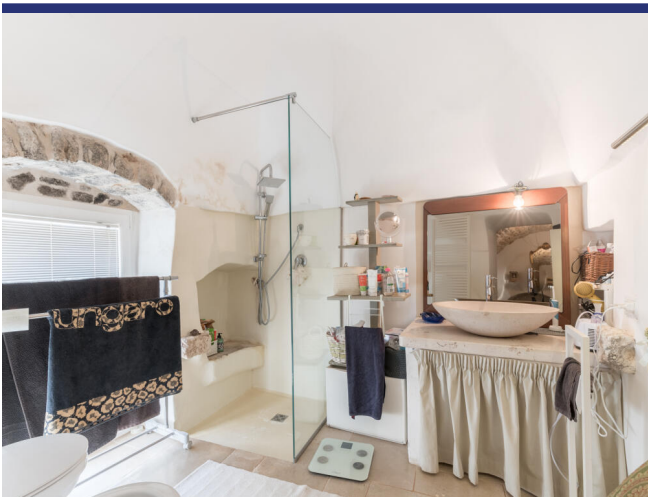
# Pictures



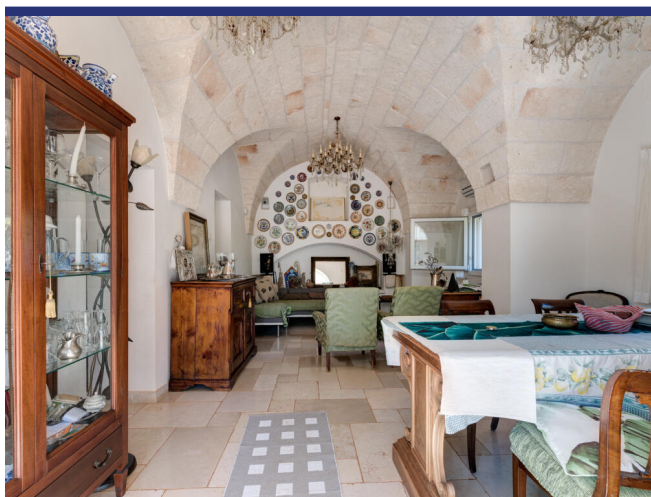






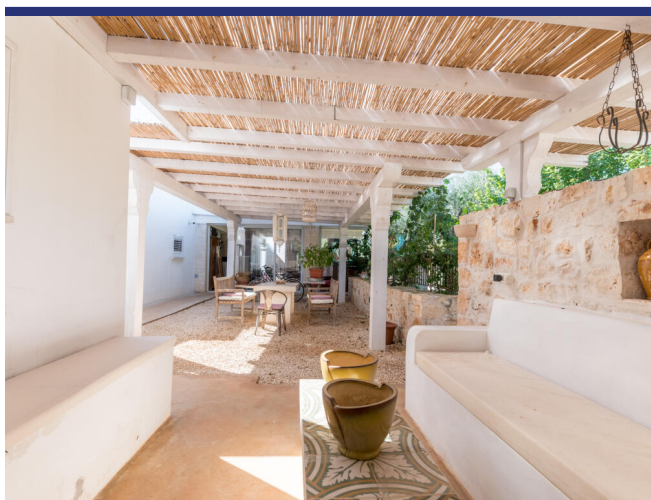






















# Location & Details



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

- Reference: 5259
- Villa/Farmhouse
- 16 km to Sea
- 1 km to Village
- Garden
- Terrace
- Central Heating
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 710.000
- Floorspace: 190 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 3
- 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

