Puglia

San Michele Salentino

Ref. 6480: Trullo and villa in the countryside of San Michele Salentino
Asking Price: € 250.000



Description

Key features:

- Living area: 175 m²
- Plot size: 2,500 m²
- Bedrooms: 2
- Bathrooms: 2
- Air conditioning
- Pellet stove
- Artesian well
- IMHOFF septic tank system
- 3 kW photovoltaic system
- Solar panel for hot water
- Wood-fired oven and barbecue
- Spacious veranda

Description:

Set in the beautiful countryside between Ostuni and San Michele Salentino, we offer for sale a unique property consisting of two residential units: an authentic Apulian trullo and a comfortable detached villa, all set on a plot of approximately 2,500 m², largely planted with fruit trees and a vineyard.

The trullo, full of charm and tradition, features multiple cones with characteristic alcoves, a living area with fireplace, a fully equipped bathroom, and a hallway. It is fitted with air conditioning and recently upgraded systems.

The villa is functional and welcoming, offering a large veranda ideal for outdoor relaxation, an entrance hall, living room, kitchen, two spacious double bedrooms, a fully equipped bathroom, and a technical/laundry room.

The property is equipped with a heating system powered by a pellet stove, a water supply system fed by a private artesian well and cistern, a compliant IMHOFF septic system, a 3 kW photovoltaic installation, and a solar panel for domestic hot water production.

Outside, the property features a wood-fired oven, barbecue area, and generous outdoor living spaces surrounded by nature.

This property is ideal both as a private residence and as an investment for tourist rentals.

In accordance with current regulations of the Municipality of San Michele Salentino, it is also possible to apply for permission to build a swimming pool, further enhancing the value and exclusivity of the property.

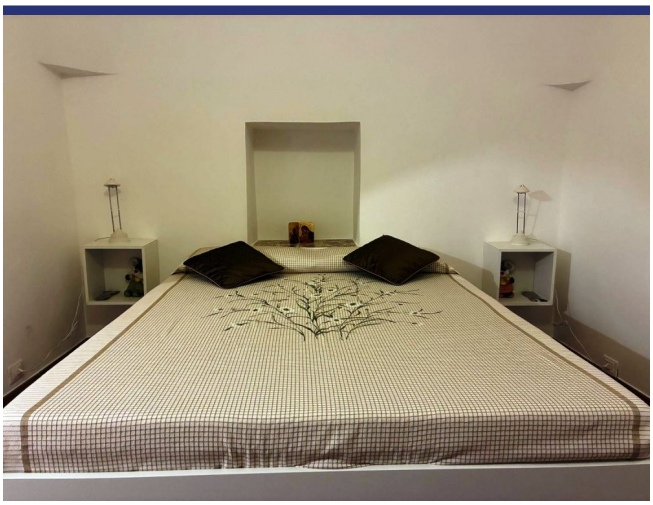
Distances:

- San Michele Salentino: 6 km
- Ostuni: 16 km
- Ceglie Messapica: 11 km
- Adriatic Sea: 23 km
- Brindisi Airport: 33 km
- Bari Airport: 116 km

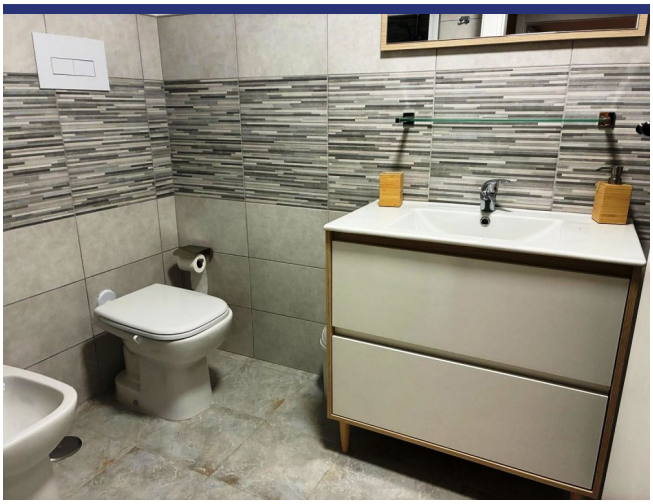
Pictures





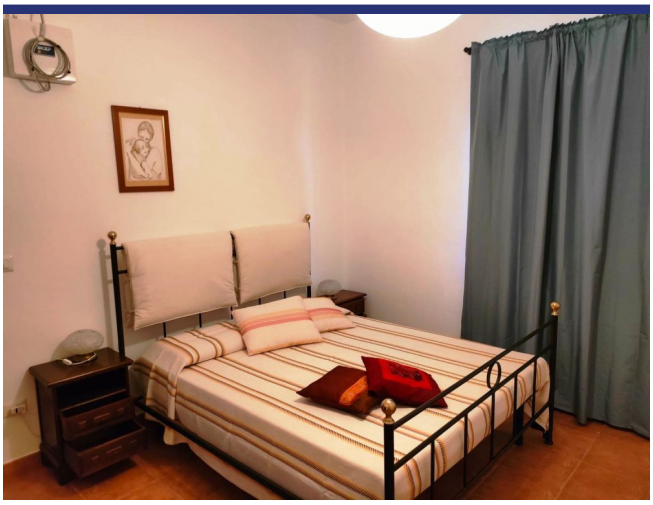




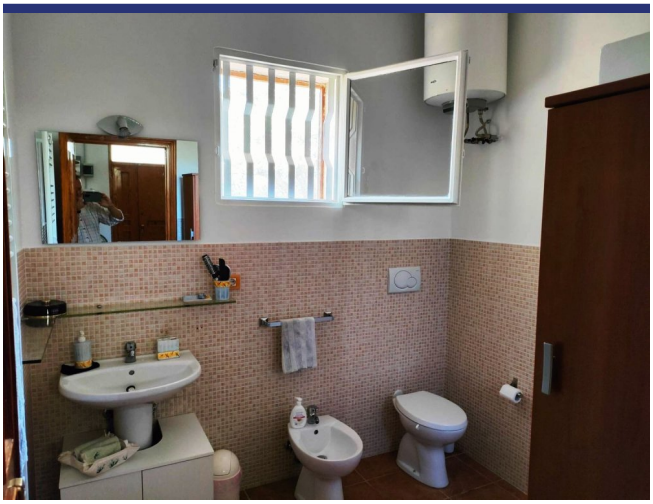


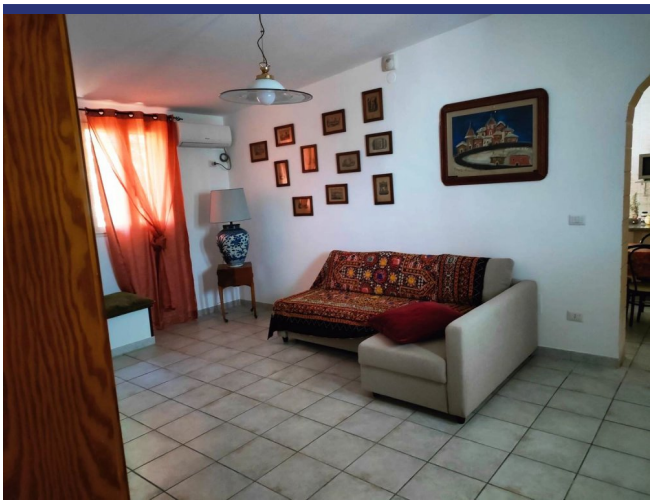




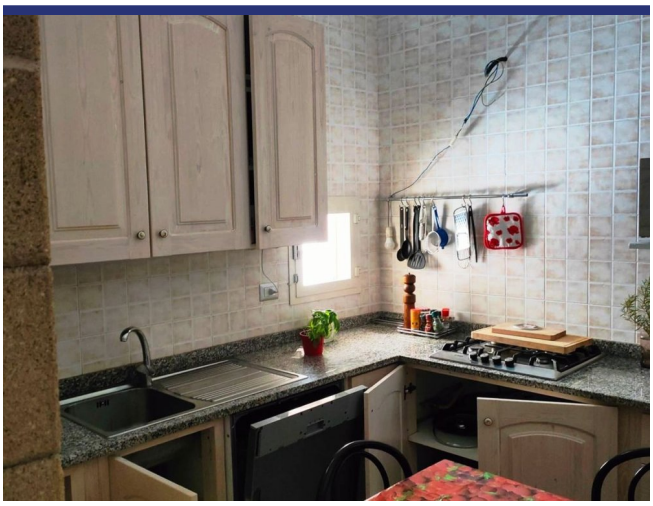












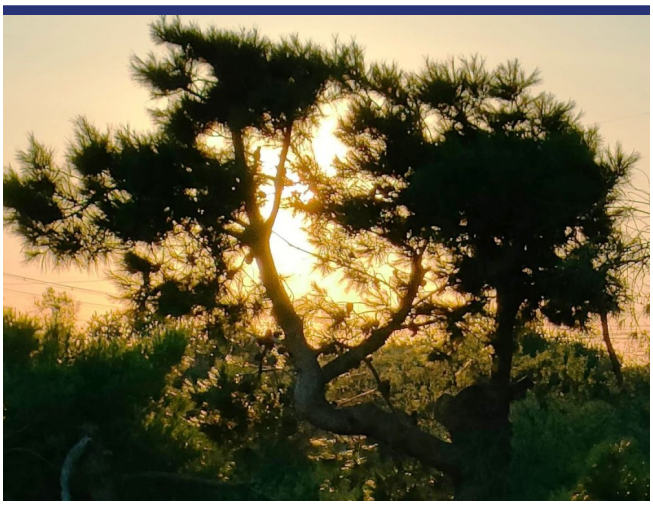














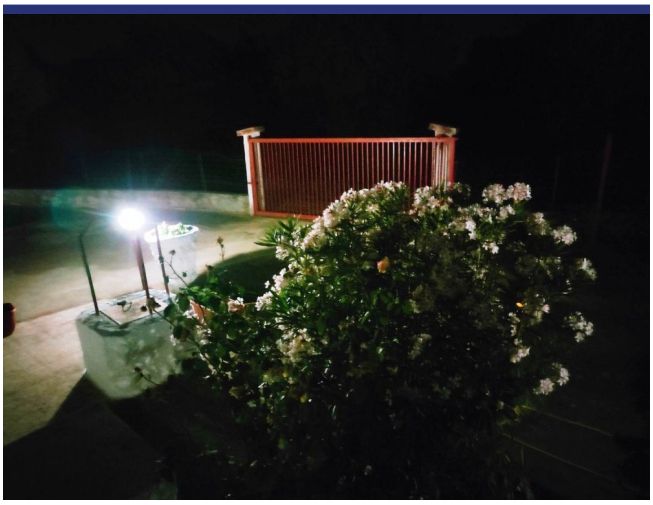
















Location & Details



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

- Reference: 6480
- Villa/Farmhouse
- 23 km to Sea
- 6 km to Village
- Garden
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 250.000

- Floorspace: 175 m^2
- SQM Plot: 2500 m^2
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

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

info@italiacasa.net
www.italiacasa.net

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.