Puglia

San Vito dei Normanni

Ref. 6246: Casa Padalini is a sustainable and stylish country home set in a private olive grove near San Vito dei Normanni.
Asking Price: € 1.150.000



Description

Casa Padalini is a thoughtfully designed country home created by its owners to enhance a sense of connection with nature. The home lies in a private olive grove in the countryside of San Vito dei Normanni and reflects a vision that places the rhythm, texture, and atmosphere of Puglia at the heart of the project.

Constructed in 2023 using traditional tufo stone and finished with the ancient lime-based scialbatura di calce technique, the house merges regional heritage with clean, minimalist architecture. The entire property is designed for sustainability, with a focus on thermal efficiency and complete energy autonomy through solar technology. It is classified A4 – nearly zero energy consumption.

The main building is 115 sqm and includes a custom-designed wooden kitchen with travertine marble countertops, Samsung appliances, and an induction cooktop. The open living area features a handcrafted dining table and a built-in three-seater sofa. The main bedroom is furnished with a bespoke wooden wardrobe with Vienna straw accents. A bathroom with custom Lecce stone sink and a separate laundry room complete the interior.

A 40 sqm guest annex includes a private bedroom with en suite bathroom, bespoke wooden bed, and a private portico with an outdoor shower and bath. A separate 25 sqm lamia with traditional vaulted ceilings hosts an additional en suite bedroom, providing further privacy and charm.

The home is surrounded by 71 sqm of covered outdoor areas, including a 17.5 sqm entry portico, a 22.5 sqm shaded terrace off the main building, a 15 sqm portico for the annex, and a 16 sqm covered outdoor kitchen and dining area—perfect for open-air living.

The landscaped grounds extend over 17,121 sqm, with around 100 olive, almond, fig, and other fruit trees. A Mediterranean and aromatic garden, curated by Lamia Santolina, uses local species and features an automated drip irrigation system.

A 40 sqm private pool and a 40 sqm outdoor lounging area sit at the heart of the garden, offering complete privacy and immersion in nature.

Technical Features and Amenities

- Energy Class A4 – Nearly Zero Energy Building
- Electric gate and private parking for three cars
- Artesian well and 8,000-liter water cistern
- Heat pump system for hot water with 250-liter tank and water softener
- Underfloor heating and cooling system with heat pump
- 10 kW photovoltaic solar system
- 22 kWh battery storage
- 2 sqm solar thermal panel
- Alarm system and full video surveillance
- Sold fully furnished and equipped, with minor personal exclusions listed at contract

The estate includes land both attached to the existing structure and with further development rights:

- Permitted additional construction capacity:
- 242 cubic meters for residential use (approx. 82 sqm)
- 161 cubic meters for storage (approx. 54 sqm)

Investment Opportunity

Casa Padalini is not only a beautifully designed home, but also a strong investment asset. It has a proven and highly successful rental history, performing very well in the short-term holiday market. Rental income figures are available on request and demonstrate the property's ability to generate consistent returns.

Location

San Vito dei Normanni sits between the Itria Valley and northern Salento, an ideal starting point to explore Puglia. The property is only minutes from the Adriatic coast and the protected marine area of Torre Guaceto. Within 30 minutes are historic villages such as Cisternino, Locorotondo, and Alberobello, as well as the renowned towns of Polignano a Mare and Monopoli. Brindisi and Bari airports are both easily accessible.

Casa Padalini is a rare opportunity to own a move-in-ready, architect-designed home with timeless character, sustainability, and privacy, in one of Italy's most sought-after rural destinations.

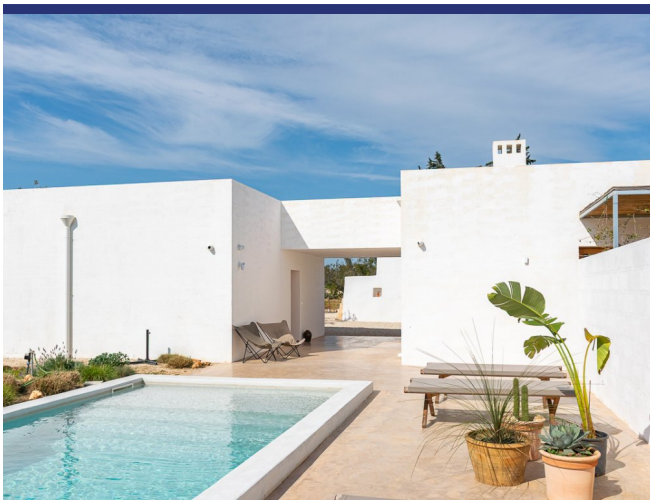
Pictures





















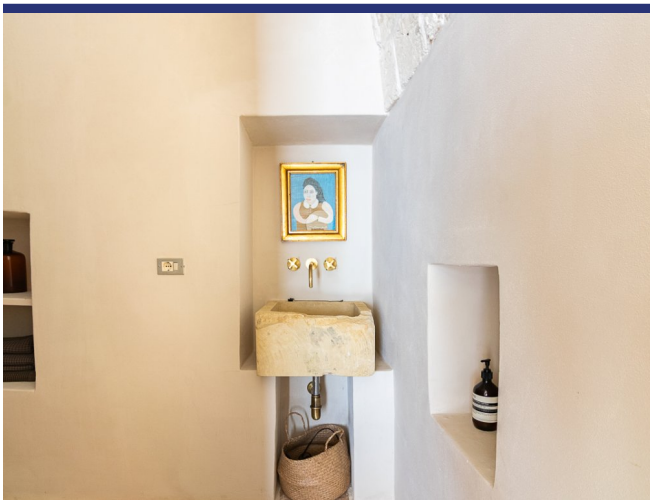


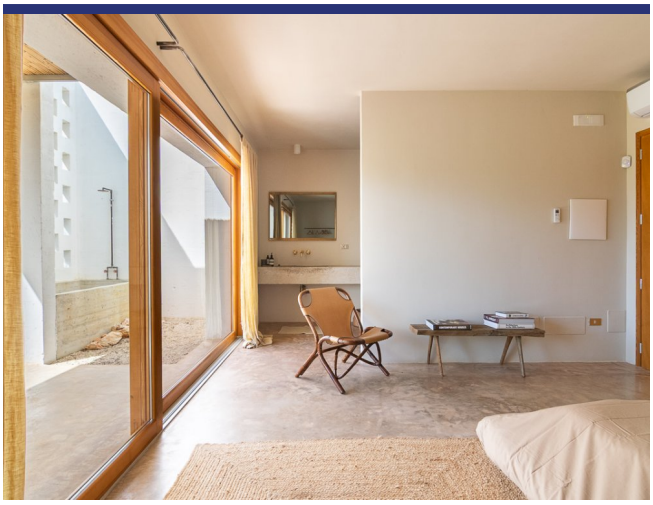


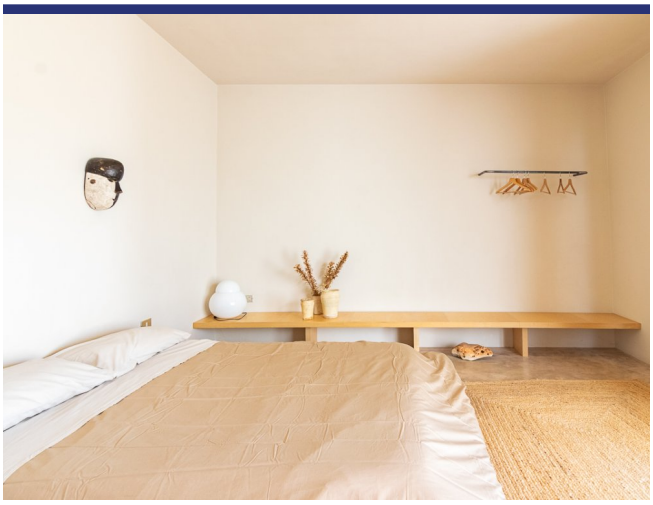






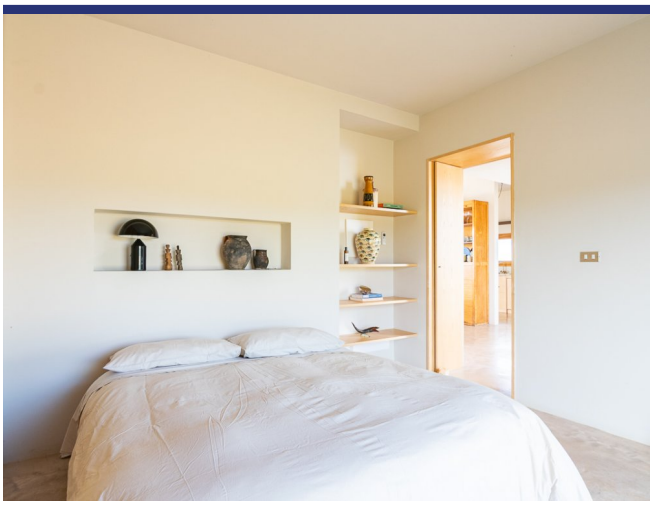


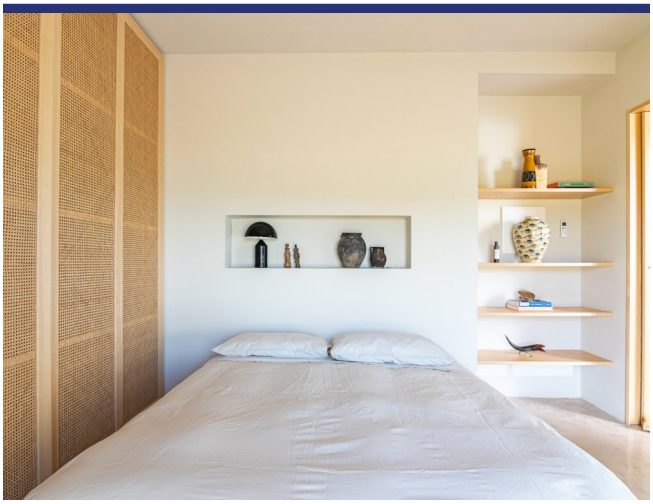
























Location & Details



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

- Reference: 6246
- Villa/Farmhouse
- 20 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.150.000

- Floorspace: 180 m^2
- SQM Plot: 17121 m^2
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

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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