

# Puglia

## San Vito dei Normanni

Ref. 5953: Country villa with pool in San Vito dei Normanni

Asking Price: € 179.000



# Description

## Characteristics:

- Living area: 103 m<sup>2</sup>
- Plot size: 4,117 m<sup>2</sup>
- Condition: partly renovated / partly to be renovated
- Bedrooms: 3
- Bathroom: 1
- Veranda
- Artesian well
- Septic tank system type IMHOFF

We offer this villa with swimming pool in the quiet countryside of San Vito dei Normanni. The property is surrounded by a plot of approximately 4000 m<sup>2</sup> and offers privacy and tranquility.

The villa was renovated in 2010 and has a well thought-out layout with a double bedroom, a twin bedroom and a single room. The living room with kitchenette offers a welcoming atmosphere, while the bathroom with shower adds a touch of modern comfort. An additional advantage is that the adjacent area of approximately 47 m<sup>2</sup> can still be restored and offers opportunities to further personalize the building.

The entrance to the property is from the front veranda, which offers panoramic views of the surrounding plot and of the swimming pool. The strong point of the property is undoubtedly its 30 m<sup>2</sup> swimming pool with a depth of 1.30 meters, perfect for hot summer days.

The property is equipped with an artesian well, a water cistern and a septic tank system IMHOFF (in accordance with current legislation).

The location is as attractive as the building itself. Just 1 kilometer from the town of San Vito dei Normanni, you will have easy access to all your daily needs. For sea lovers, the beautiful beaches of Specchiolla are just 11.8 kilometers away.

Don't miss the opportunity to own this beautiful property. Contact us for a viewing or for more information.

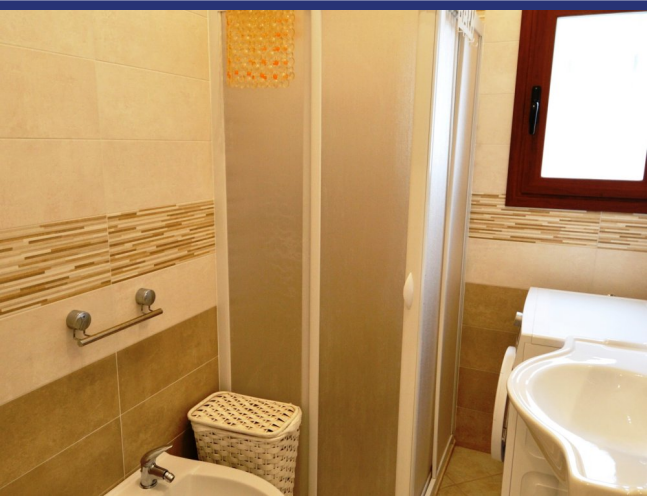
## Distances:

- San Vito dei Normanni: 1 km
- Ostuni: 19 km
- Carovigno: 8 km
- Adriatic Sea: 12 km
- Brindisi International Airport: 23 km

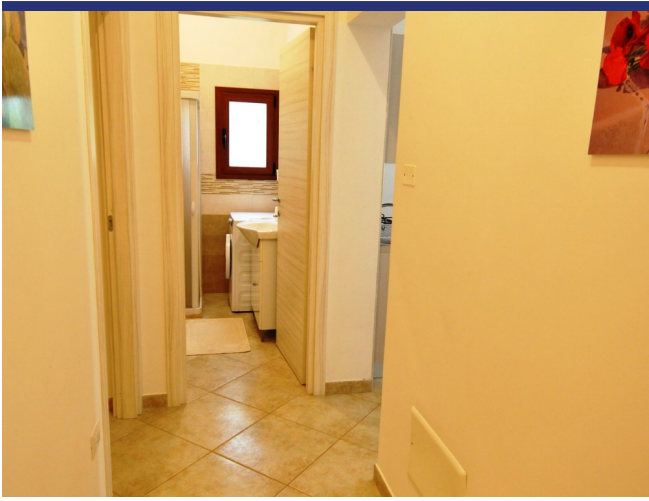
# Pictures











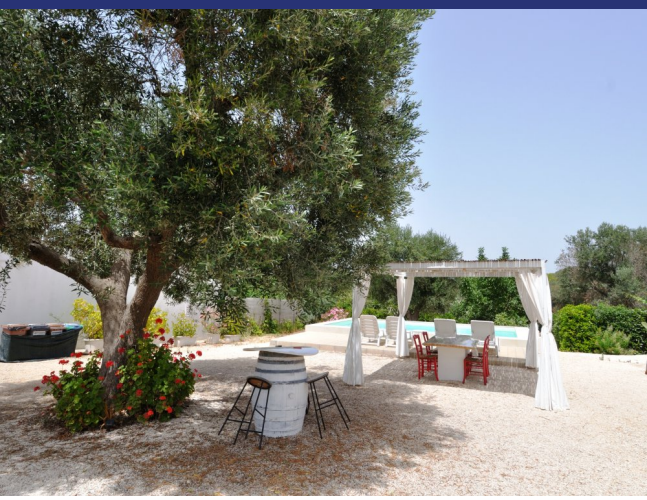
















# Location & Details



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

- Reference: 5953
- Villa/Farmhouse
- 12 km to Sea
- 1 km to Village
- Garden
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 179.000
- Floorspace: 103 m<sup>2</sup>
- SQM Plot: 4117 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 1
- Status:

# 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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