

# Puglia

## San Vito dei Normanni

Ref. 6231: Countryside farmhouse in San Vito dei Normanni

Asking Price: € 750.000



# Description

## Features:

- Living area: 175 m<sup>2</sup>
- Plot size: 35,459 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Terrace
- Solar panels for hot water
- Automatic gate
- Alarm system
- Fireplace

Just 2 kilometres from the town of San Vito dei Normanni and about 8 kilometres from the pristine beaches of the Torre Guaceto nature reserve, we offer for sale this refined stone farmhouse of about 175 m<sup>2</sup>, which has been expertly renovated according to traditional Apulian architecture.

The farmhouse stands out for its typical star vaulted ceilings and the local materials used, such as the original stone floors and finishes with crushed earthenware, an ancient technique from Roman times. The main building consists of a hall, a kitchen, two bedrooms, two bathrooms and a staircase leading to the panoramic terrace. The house is completed by two elegant, independent suites, with access through a charming private courtyard with citrus grove, which can be perfectly integrated with the central building for residential or hospitality purposes.

## Modern amenities include:

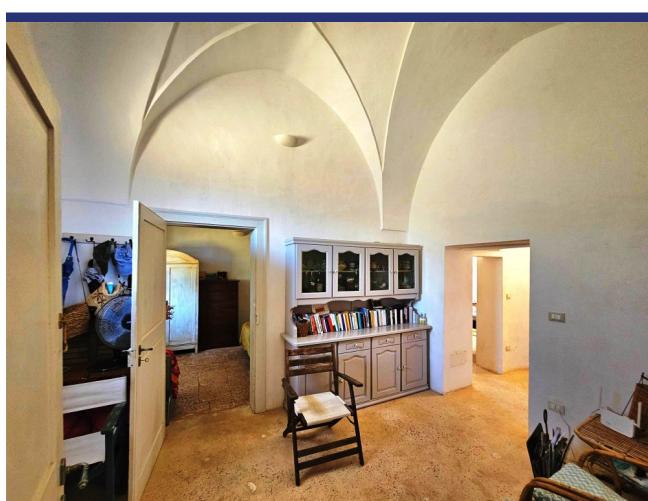
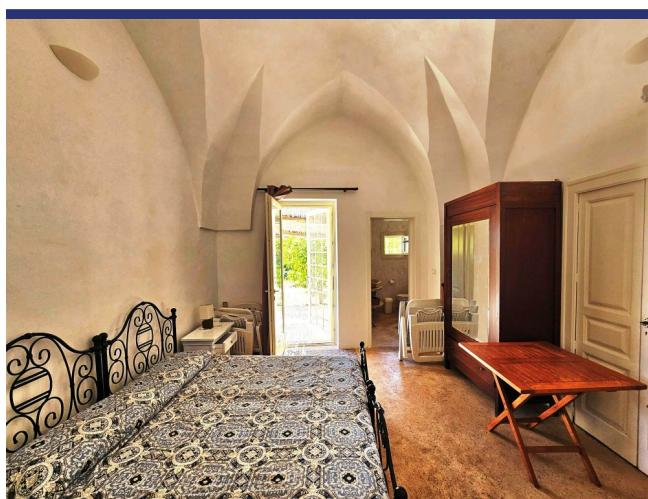
- Solar energy system for the production of hot water
- Automatic gate
- Alarm system connected to a security system

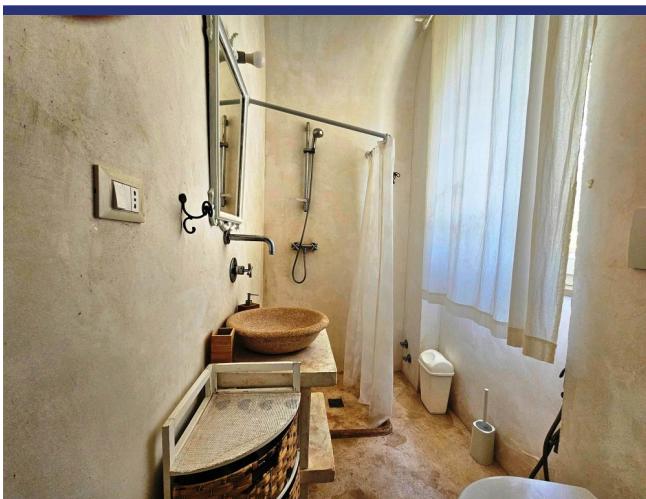
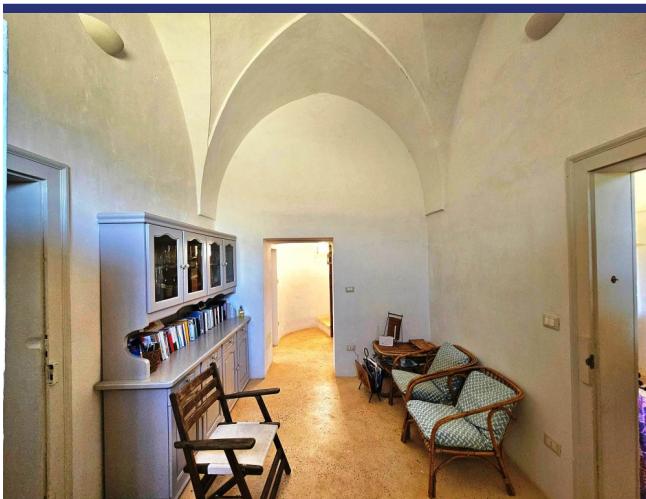
The plot covers an area of approximately 3.5 hectares (35,459 m<sup>2</sup>), enriched by an enchanting natural woodland of approximately 1 hectare, as well as centuries-old olive trees and fruit trees.

There are two additional stone buildings in dilapidated condition, to be completely renovated, ideal for creating new bedrooms or additional spaces.

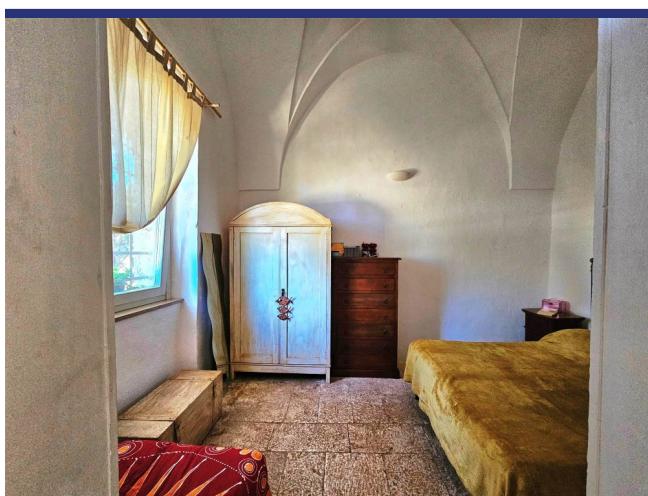
It is possible to apply for the necessary permits for the construction of a swimming pool of up to 40 m<sup>2</sup> and for an extension of the existing surface, making this property an ideal solution for both private residence and charming tourist accommodation.

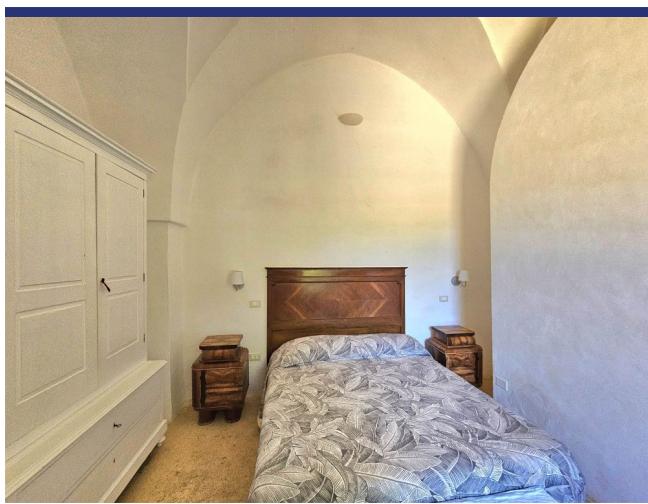
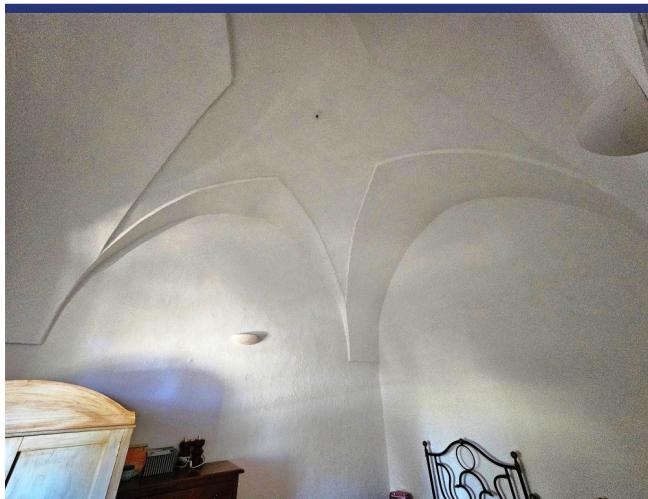
# Pictures



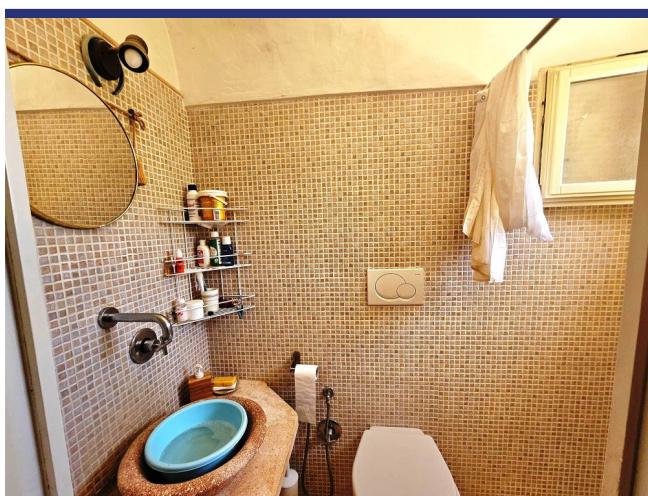
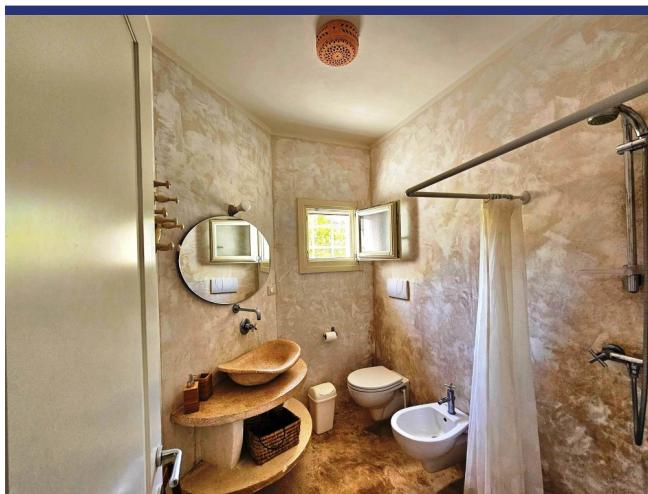


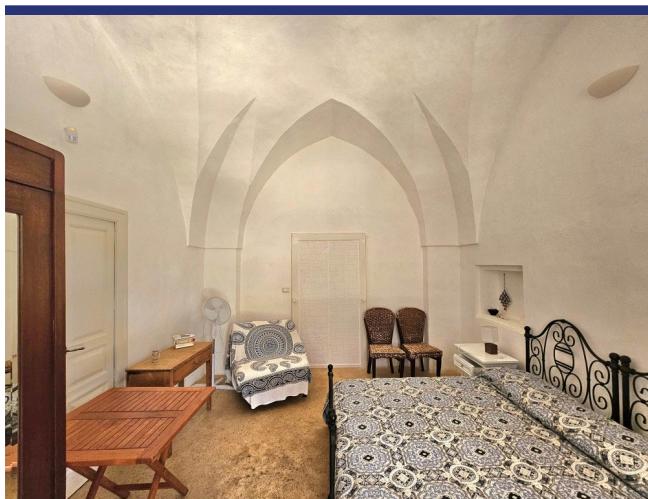
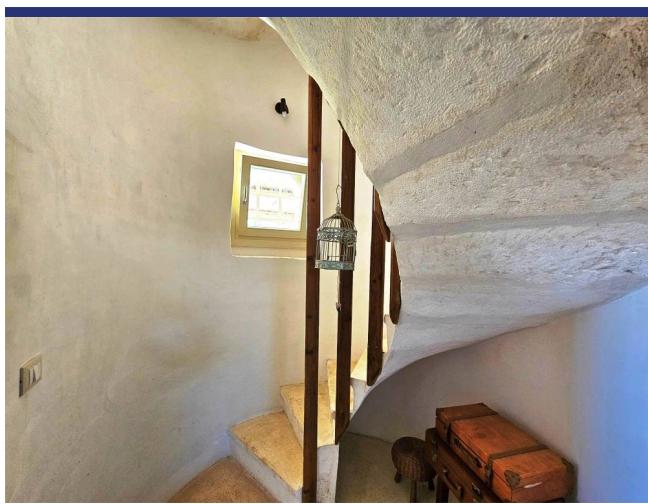
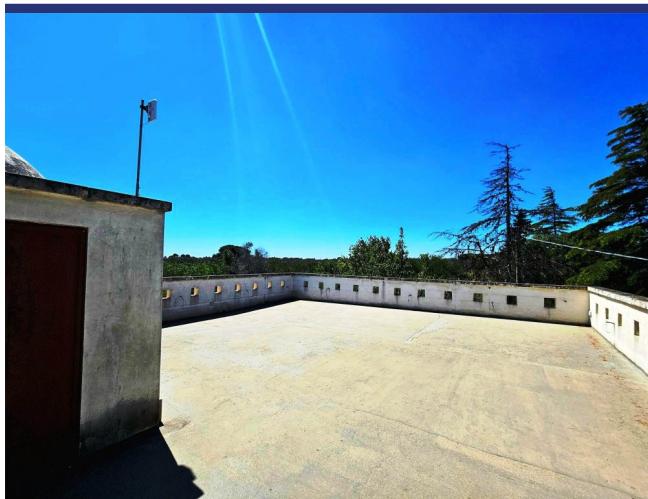
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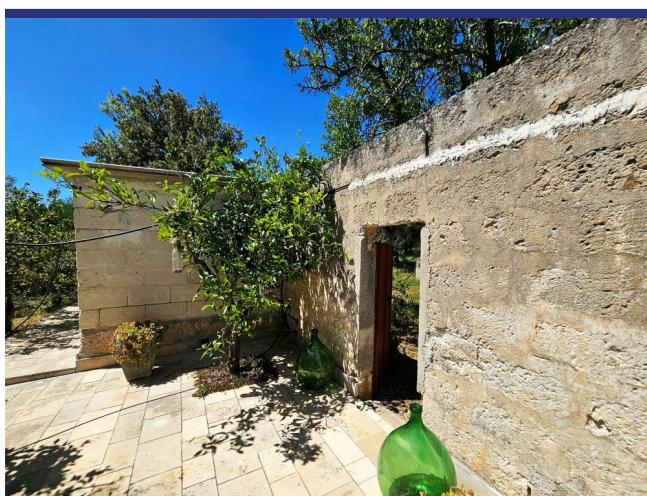


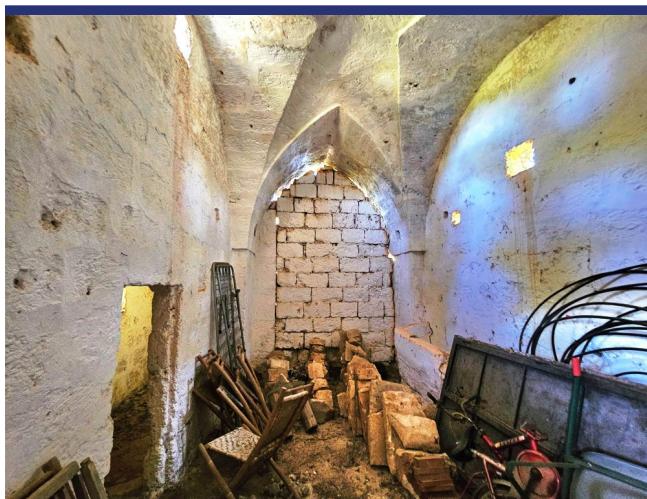
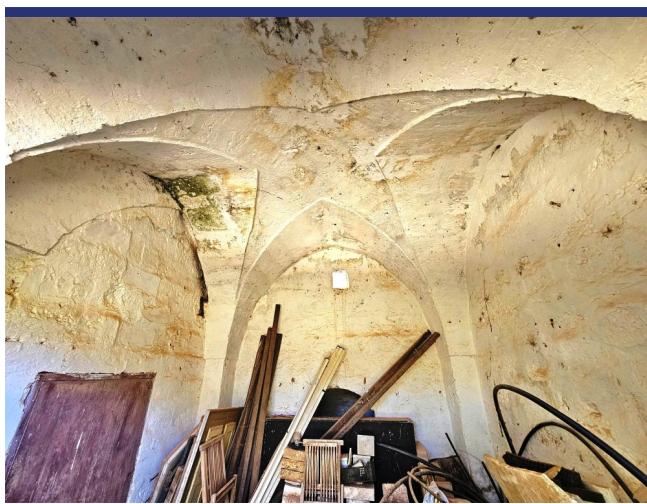
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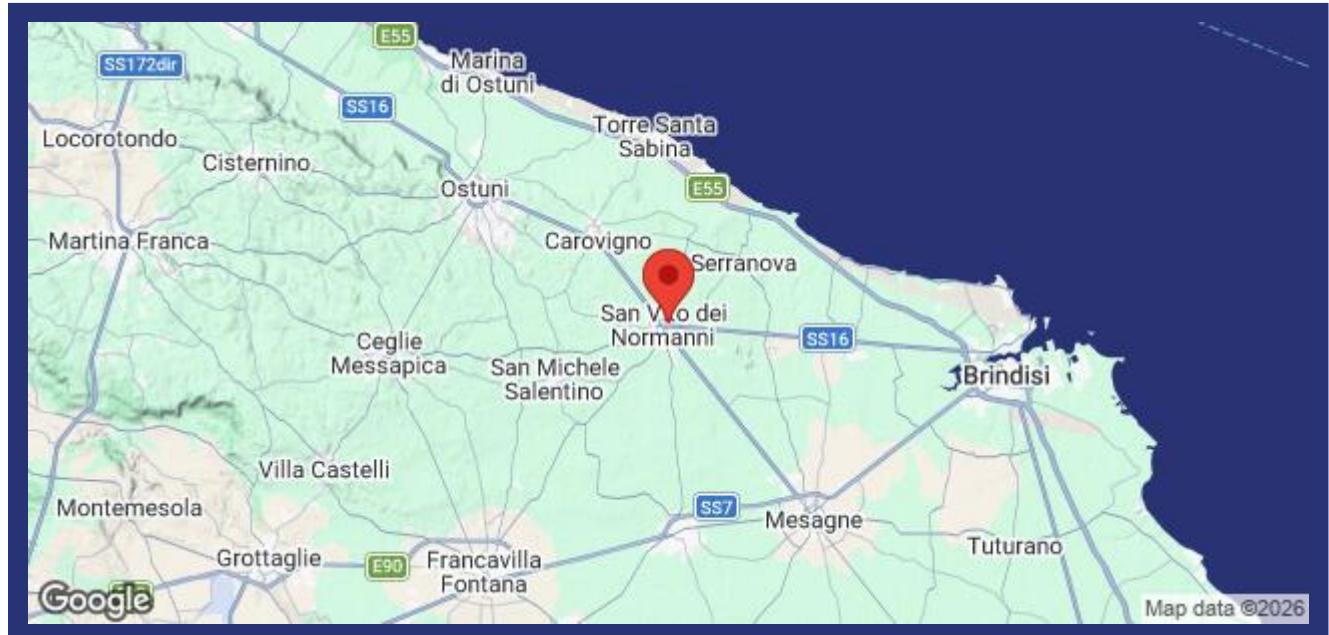




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# Location & Details



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

- Reference: 6231
- Villa/Farmhouse
- Restoration Project
- 8 km to Sea
- 2 km to Village
- Garden
- Terrace
- Fire Place
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 750.000

- Floorspace: 175 m<sup>2</sup>
- SQM Plot: 35459 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Condition of the Property: Partly to be renovated
- 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?

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