

# Puglia

## San Vito dei Normanni

Ref. 5675: Countryside villa in San Vito dei Normanni

Asking Price: € 319.000



# Description

## Characteristics:

- Living area: 136 m<sup>2</sup>
- Plot size: 23,000 m<sup>2</sup>
- Veranda: 55 m<sup>2</sup>
- Condition: good condition
- Bedrooms: 4
- Bathrooms: 2
- Heating system
- Artesian well
- Open fireplace
- Alarm system
- Air conditioning
- Wood oven

Villa, immediately habitable, for sale just 1 kilometer from the town of San Vito dei Normanni. The villa has a living area of approximately 136 m<sup>2</sup> and a veranda of approximately 55 m<sup>2</sup>.

The surrounding plot has an area of approximately 23,000 m<sup>2</sup>, which allows extension of the current house or the construction of another residential unit or storage space (by applying for a building permit).

The villa is equipped with an artesian well, water cistern, LPG tank for the heating system, 5 air conditioners hot/cold and an alarm system. The villa consists of an antique part with star-shaped vaults that is used as a kitchen/dining room, a living room of approximately 30 m<sup>2</sup>, 4 bedrooms and 2 bathrooms. There is also a centuries-old wood oven with an area of approximately 26 m<sup>2</sup>.

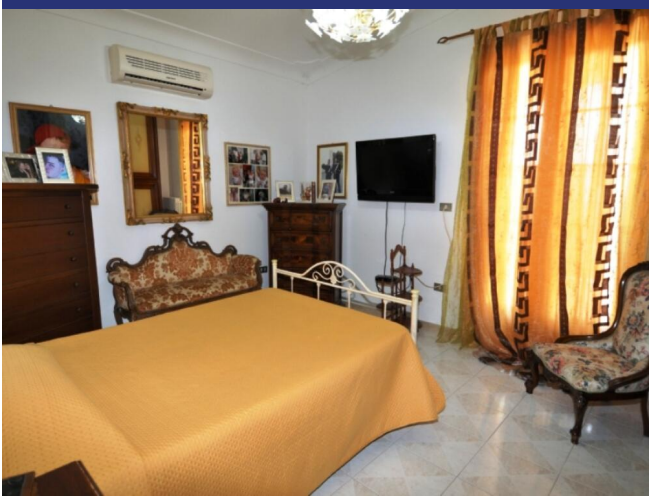
According to current urban planning regulations, it is possible to apply for a permit for the construction of a swimming pool with a surface area of 40 m<sup>2</sup>.

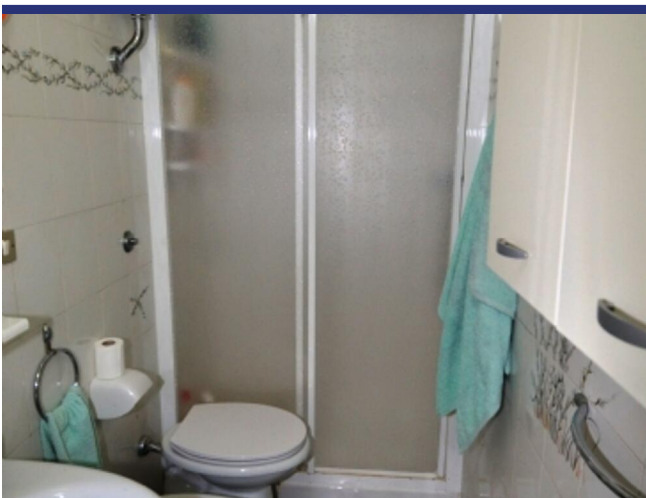
## Distances:

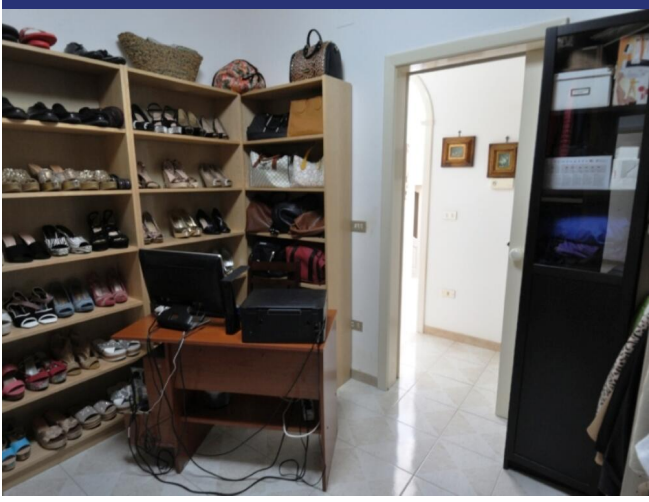
- San Vito dei Normanni: 1 km
- San Michele Salentino: 9 km
- Carovigno: 8 km
- Ostuni: 16 km
- Adriatic Sea: 13 km
- Brindisi International Airport: 24 km
- Bari International Airport: 118 km

# Pictures









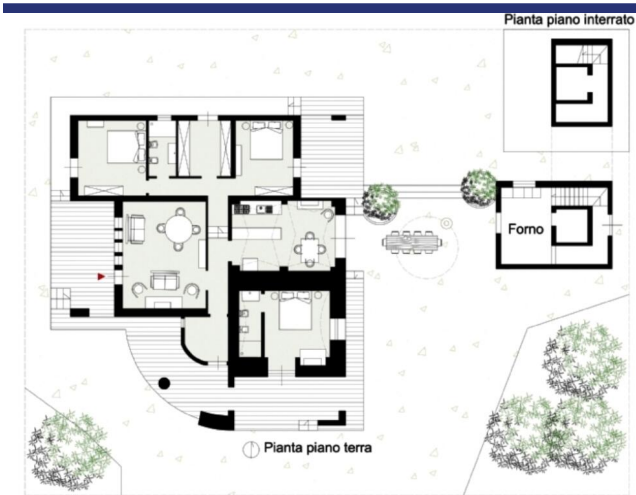












# Location & Details



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

- Reference: 5675
- Villa/Farmhouse
- 13 km to Sea
- 1 km to Village
- Garden
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 319.000
- Floorspace: 136 m<sup>2</sup>
- SQM Plot: 23000 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- 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 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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