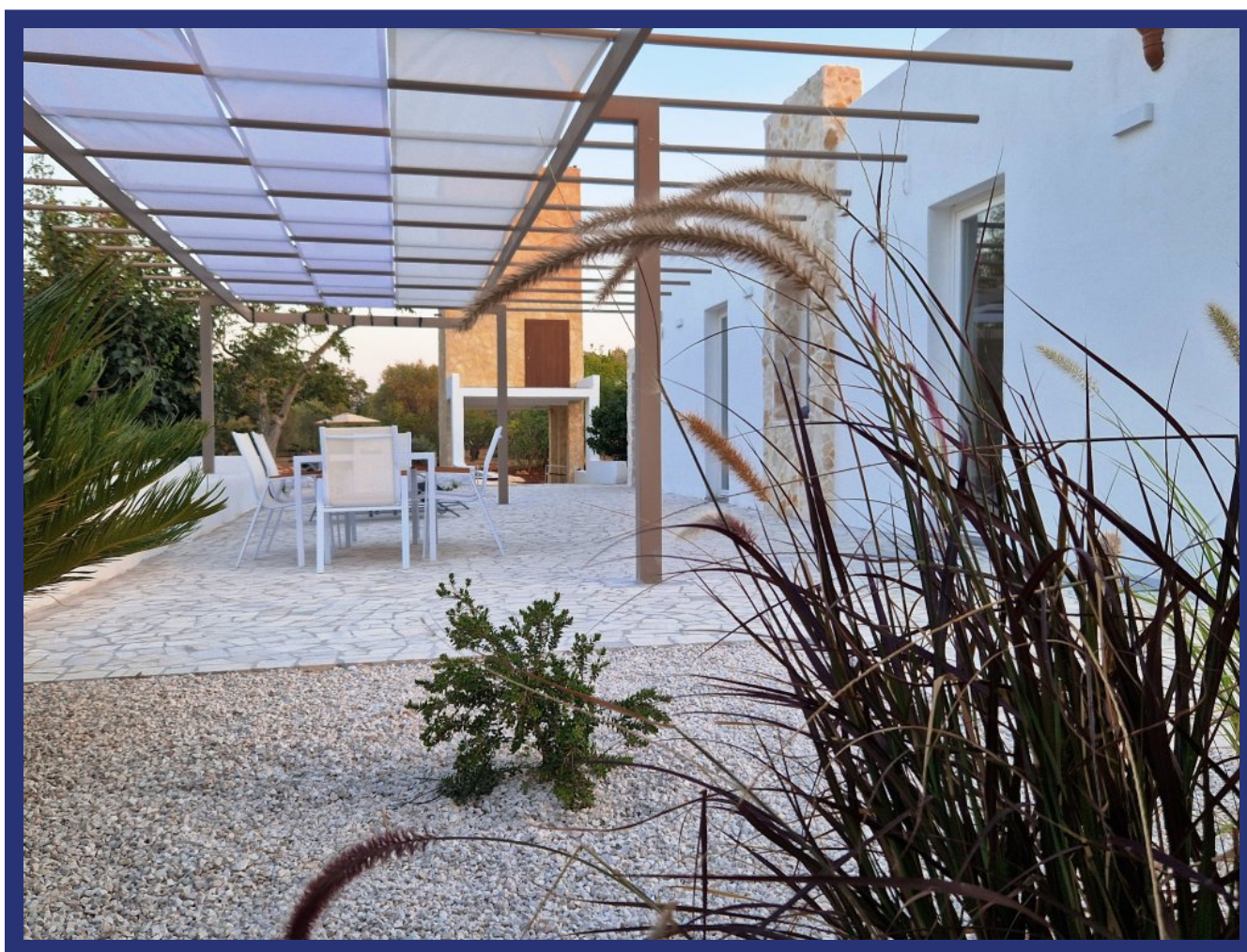


# Puglia

## San Vito dei Normanni

Ref. 6098: Countryside villa with pool in San Vito dei Normanni

Asking Price: € 398.000



# Description

## Features:

- Living area: 95 m<sup>2</sup>
- Plot size: 4,049 m<sup>2</sup>
- Swimming pool: 40 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Air conditioning
- Furnished
- Wood-burning oven

Beautiful villa, located in the municipality of San Vito dei Normanni, in the middle of the tranquility of the Apulian countryside.

The villa, entirely on the ground floor, is in excellent condition as it was completely renovated in 2023. With a living area of approximately 95 m<sup>2</sup>, the villa consists of 3 bedrooms and 2 bathrooms. The kitchen (kitchenette) overlooks the large living room, ideal for cozy moments with family or friends.

The villa also has a private swimming pool of 40 m<sup>2</sup>, where you can cool off during hot summer days. The surrounding plot of approximately 4,000 m<sup>2</sup> consists of agricultural land with ancient olive trees and ornamental plants, which give the whole a unique atmosphere.

The villa is equipped with a hot/cold air conditioning system, which ensures maximum comfort in every season. Furthermore, the villa is sold fully furnished and the installations meet the current standards.

## Distance:

- San Vito dei Normanni: 5 km
- San Michele Salentino: 4.5 km
- Ostuni: 18 km
- Adriatic Sea: 17 km
- Brindisi International Airport: 27 km
- Bari International Airport: 120 km

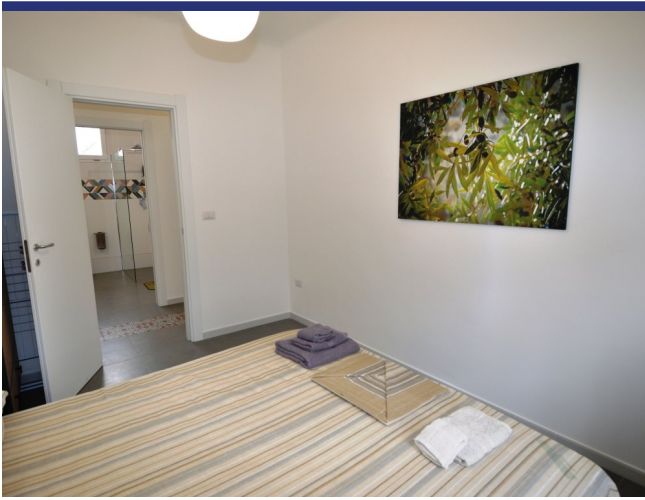
For more information or to make an appointment for a viewing, please contact us.

# Pictures



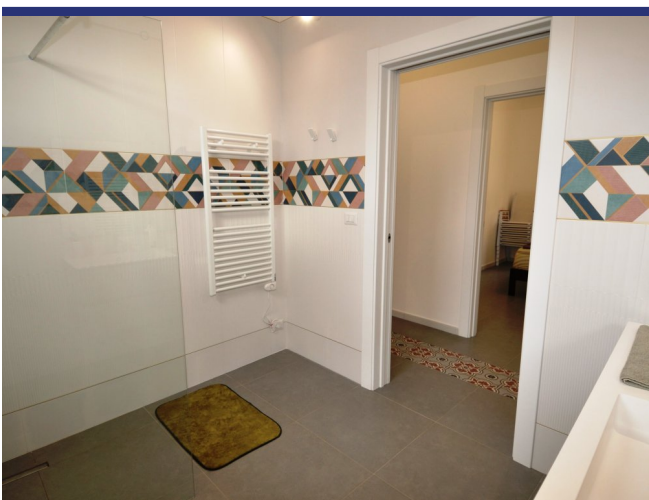
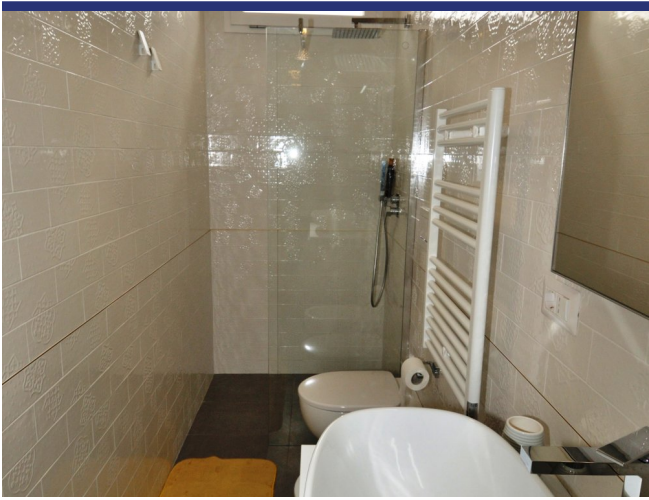
















Ref. 6098 San Vito dei Normanni

# Location & Details



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

- Reference: 6098
- Villa/Farmhouse
- 17 km to Sea
- 4.5 km to Village
- Garden
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 398.000
- Floorspace: 95 m<sup>2</sup>
- SQM Plot: 4049 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Very 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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