

# Puglia

## San Vito dei Normanni

Ref. 4743: Farmhouse restoration project plus a plot of over 10 hectares in San Vito dei Normanni  
Asking Price: € 348.000



# Description

Characteristics :

- Floor: ground floor
- Zone: countryside
- Living area: 65 m<sup>2</sup>
- Plot area: 101,205 m<sup>2</sup>

We sell a plot in the beautiful countryside of the municipality of San Vito dei Normanni, just 3½ km from the town.

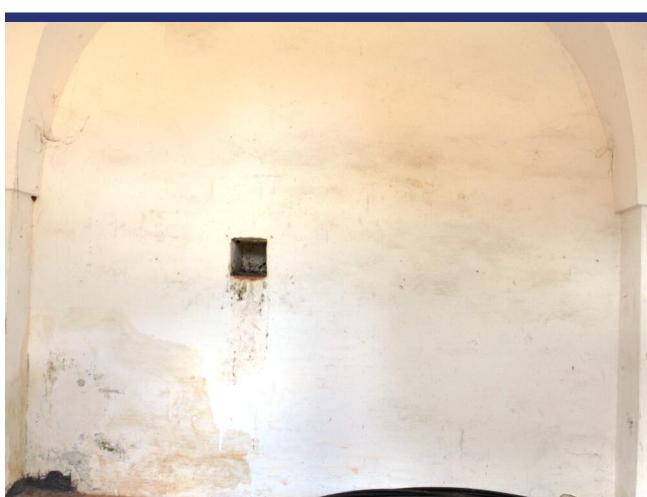
The plot is planted with olive groves, with 1400 Cellina di Nardò olive trees and 500 other olive trees, covering a total area of just over 10 hectares.

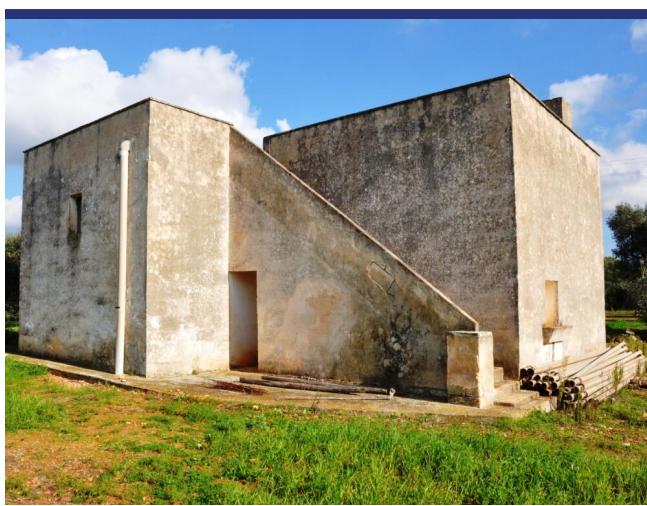
On the plot is an old and spacious farmhouse with a ceiling with a typical star vault. Given its landscape characterization, which places it within the territorial scope of the Brindisi countryside and which is characterized by the absence of landscape assets and additional landscape contexts, and the absence of hydrogeological constraints, it is possible to add, in addition to the existing dwelling, a volume of approximately 4,800 m<sup>3</sup>, which corresponds to approximately 1,600 m<sup>2</sup> with veranda and pergola and a swimming pool.

Distances:

- San Vito dei Normanni: 3½ km
- Ostuni - historic center: 17 km
- San Michele Salentino: 9 km
- Adriatic Sea - Specchiolla: 10 km
- Brindisi International Airport: 23 km

# Pictures





Ref. 4743 San Vito dei Normanni

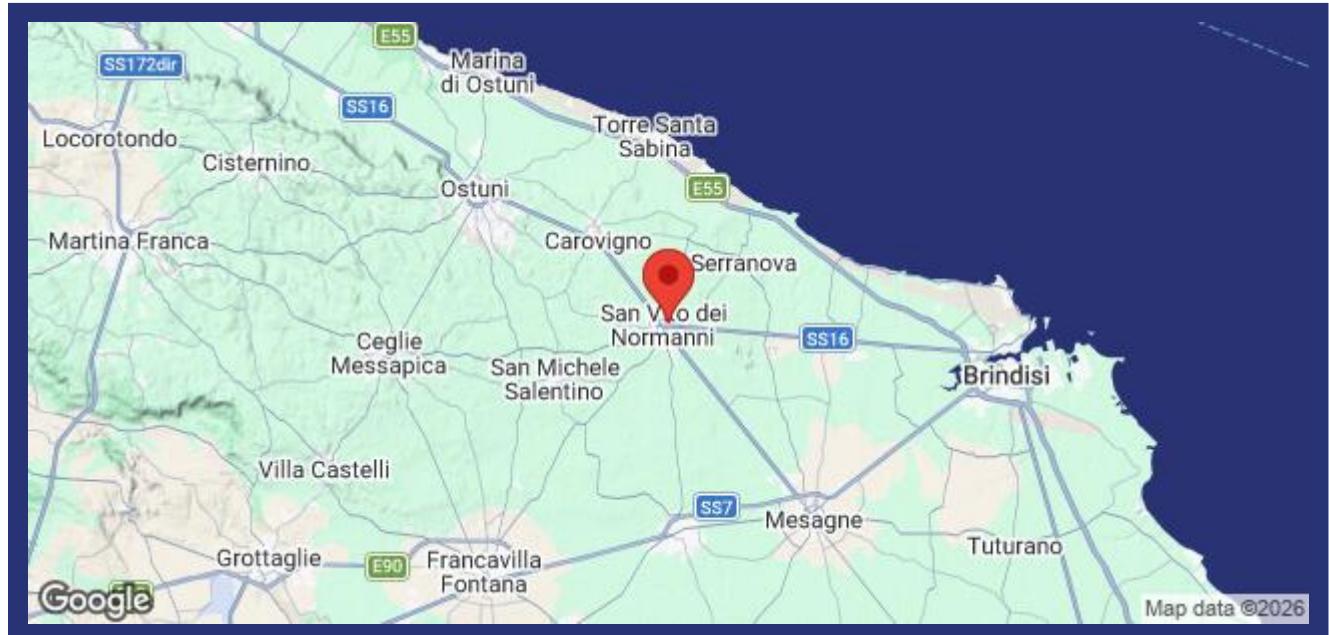




Ref. 4743 San Vito dei Normanni



# Location & Details



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

- Reference: 4743
- Villa/Farmhouse
- B&B/Agriturismo
- Restoration Project
- 10 km to Sea
- 3 km to Village
- Garden
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 348.000
- Floorspace: 65 m<sup>2</sup>
- SQM Plot: 101205 m<sup>2</sup>
- Condition of the Property: To be restored
- 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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