Puglia

San Vito dei Normanni

Ref. 6574: Prestigious historic residence in the heart of San Vito dei Normanni
Asking Price: € 690.000



Description

Property Type: Historic Residence / Prestigious Home
Levels: Multiple
Rooms: 7
Bedrooms: 4
Bathrooms: 5
Kitchen: 1
Living Area: 641 m²
Condition: Good

Located in the heart of the historic centre of San Vito dei Normanni, in the province of Brindisi, this exceptional historic residence offers a rare opportunity to acquire a property of remarkable character and architectural significance. Combining authentic charm with the timeless elegance of traditional Apulian architecture, this unique estate is perfectly suited as an exclusive private residence or an outstanding hospitality investment.

The property is accessed through an impressive entrance featuring a magnificent original gate dating back to 1875. Beyond the entrance, a picturesque pathway paved with traditional Apulian stone leads through a lush, green approach to the heart of the estate, creating an atmosphere of privacy and refinement.

The true centrepiece of the property is its extraordinary 500 m² reception hall, an impressive space distinguished by soaring vaulted ceilings constructed from local tuff stone and an elegant central skylight that fills the interior with natural light. Rich in historical character, this spectacular hall provides the perfect setting for exclusive events, corporate receptions, luxury hospitality, or a prestigious commercial or cultural project.

While preserving its original architectural integrity, the hall would benefit from modernisation and technical upgrades, offering the future owner the opportunity to create a bespoke project tailored to their own vision.

To the rear of the estate lies the residential section, comprising two independent dwellings overlooking a private internal garden.

The principal residence, measuring approximately 187 m², retains the authentic charm of traditional Apulian homes, with beautiful star-vaulted ceilings in local tuff stone throughout many of its rooms. Although the residence would benefit from refurbishment, it offers exceptional potential to restore and enhance its original elegance. The master bedroom is particularly striking, featuring a fireplace and a characteristic skylight that provides a warm and inviting atmosphere.

A second residence of approximately 60 m², built in the 1970s, completes the property. With its own independent entrance and private garden, it is ideal as a guest house, professional office, studio, or self-contained accommodation.

The secluded inner garden elegantly connects the various buildings and provides a peaceful outdoor space, perfectly suited for relaxation or for enhancing the property's appeal within a residential or hospitality development.

Thanks to its generous dimensions, prime location and exceptional architectural character, this remarkable estate lends itself to a variety of prestigious uses, including:

- Exclusive private residence
- Boutique hotel or luxury relais
- High-end event venue
- Representative headquarters or corporate reception venue
- Premium real estate investment

Situated in the centre of San Vito dei Normanni, the property is within walking distance of all essential amenities. The beautiful beaches of the Torre Guaceto Nature Reserve, the renowned towns of Ostuni and Carovigno, and Brindisi International Airport are all just a short drive away.

This is a truly rare opportunity to own an authentic historic residence in the heart of Alto Salento. A property of exceptional character, privacy and prestige, offering endless possibilities for those seeking an exclusive home or an outstanding investment in one of Puglia's most desirable locations.

Key Features

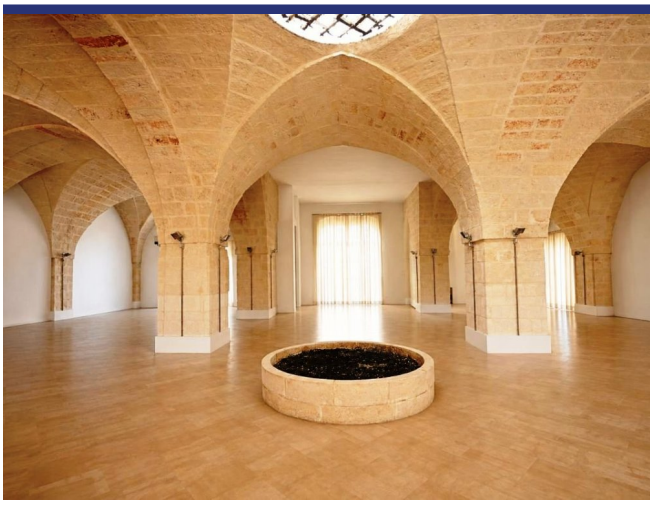
- Private garden
- Veranda
- Fireplace
- Original tuff stone vaulted ceilings
- Spectacular reception hall of over 500 m²
- Excellent potential for conversion into a luxury hospitality property

A unique historic residence offering timeless elegance, architectural beauty and exceptional investment potential in the heart of Puglia.

Pictures

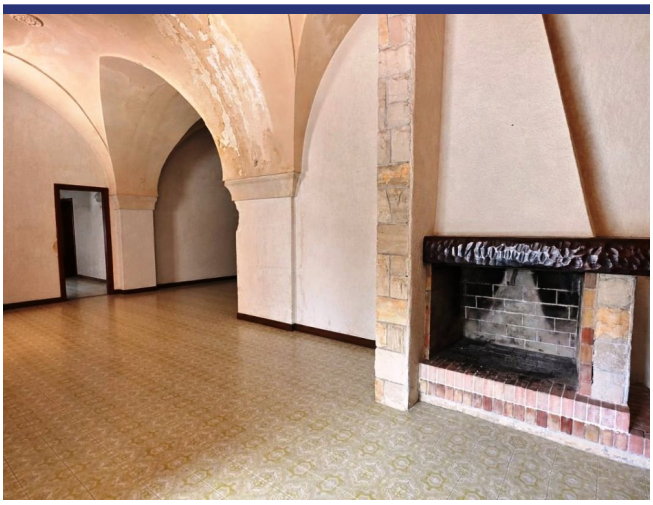






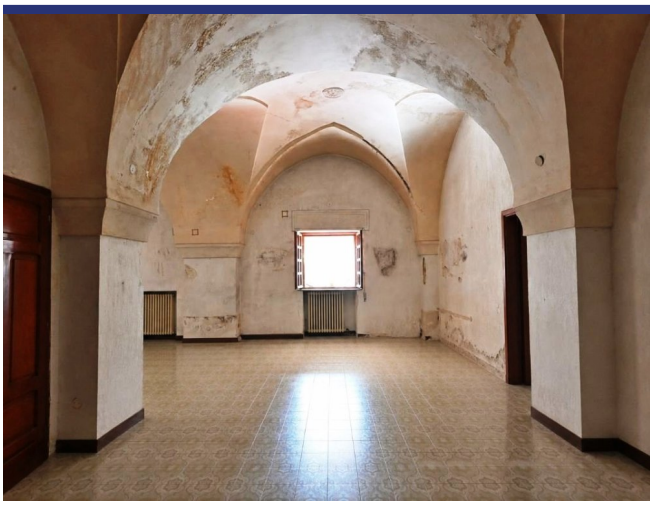




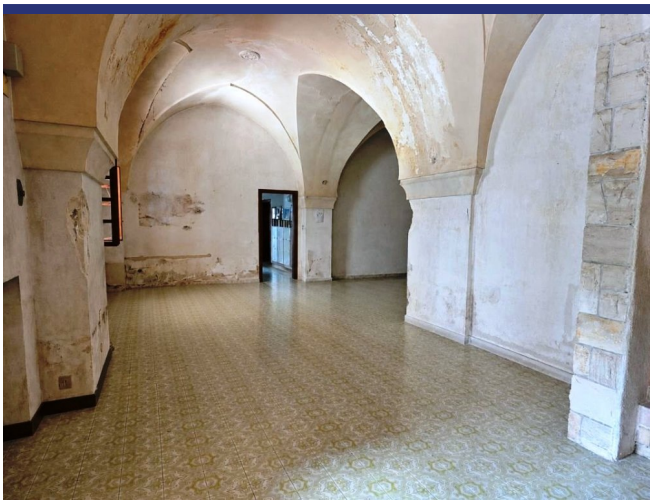








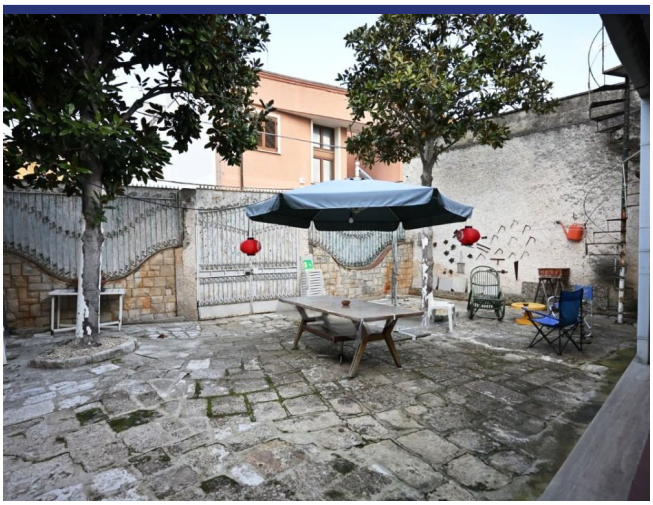




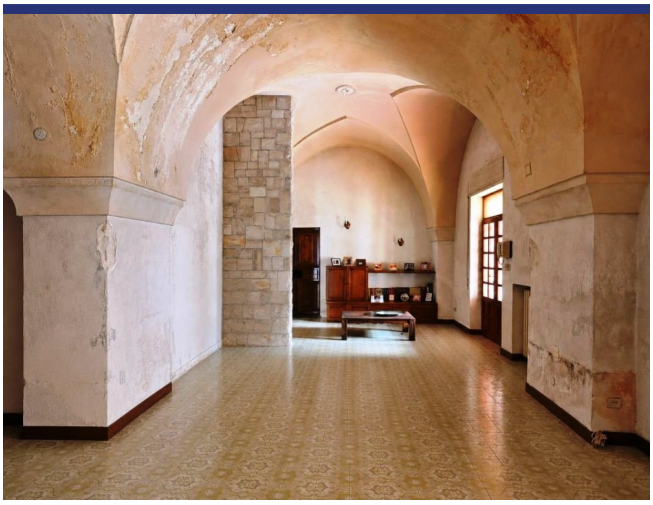


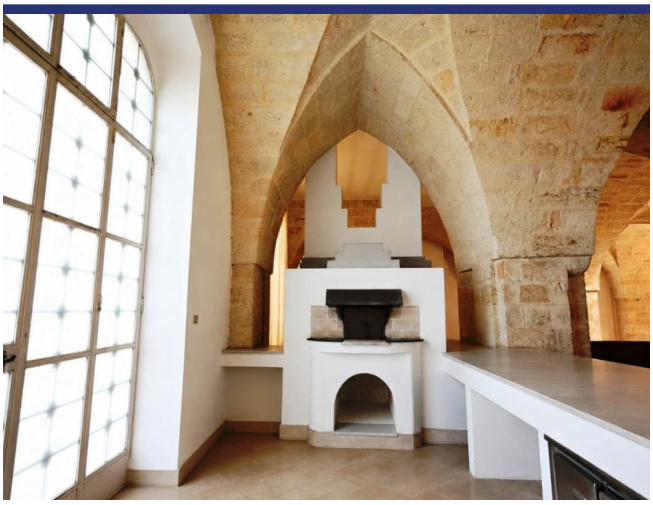




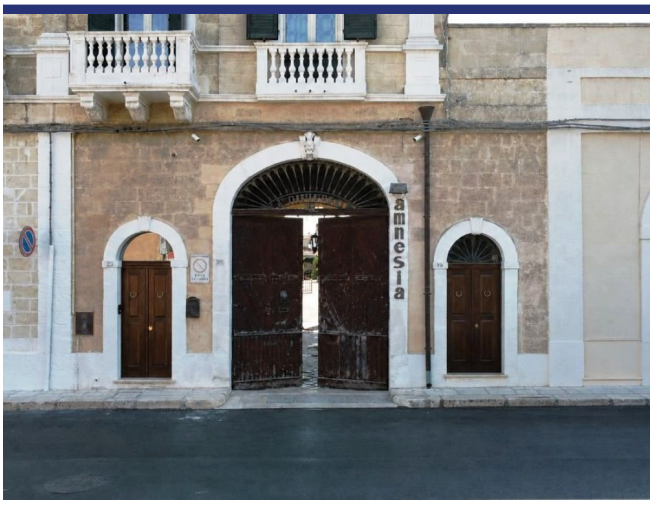


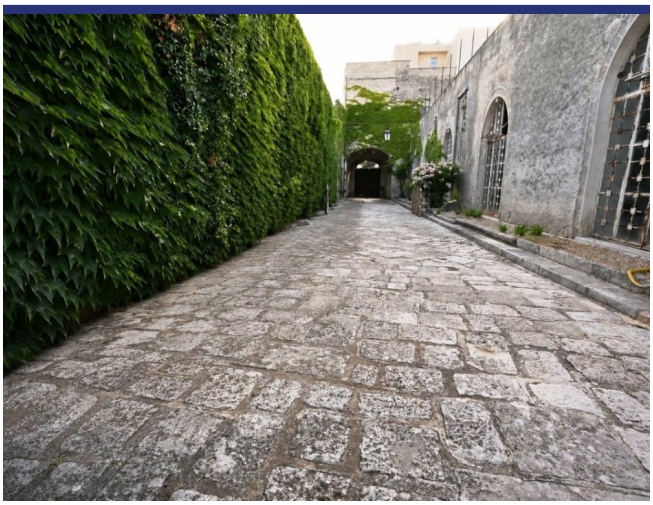




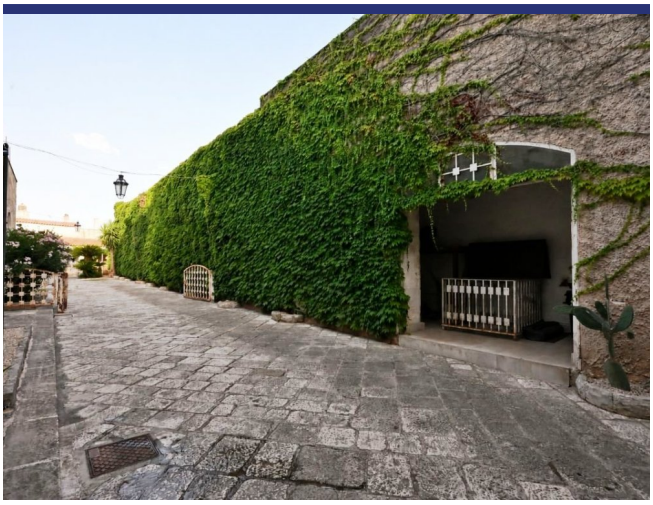





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F. DIPIERRO
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Location & Details



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

- Reference: 6574
- Village House/Cottage
- 8 km to Sea
- Garden
- Fire Place
- Guesthouse: Yes
- Asking Price: € 690.000

- Floorspace: 641 m^2
- Bedrooms: 4
- Bathrooms: 5
- 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 a 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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