

# Puglia

## San Vito dei Normanni

Ref. 6135: Villa with annex in San Vito dei Normanni

Asking Price: € 139.000



# Description

## Features:

- Living area: 74 m<sup>2</sup>
- Plot area: 17,000 m<sup>2</sup>
- Veranda: 32 m<sup>2</sup>
- Condition: good / partially to renovate
- Bedrooms: 2
- Bathrooms: 2
- Open fireplace
- Heating
- Artesian well

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

The villa is located on the ground floor and has 6 rooms, including 2 bedrooms and 2 bathrooms. The kitchen overlooks the large living room, while a spacious veranda of approximately 32 m<sup>2</sup> which offers the opportunity to enjoy the surrounding greenery.

The villa is surrounded by an agricultural plot of approximately 17,000 m<sup>2</sup>, equipped with an artesian well. The presence of an annex with independent entrance offers an excellent investment opportunity, ideal for tourist rental after a complete renovation.

## Distances:

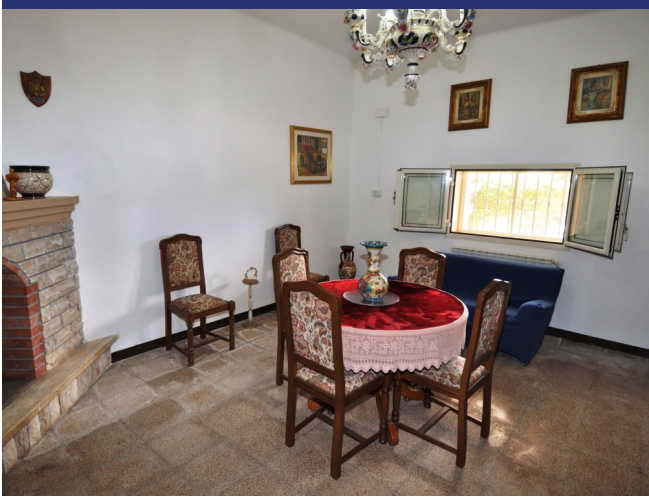
- San Vito dei Normanni: 3 km
- Ostuni: 19 km
- Adriatic Sea: 15 km
- Brindisi-Casale Airport: 26 km
- Bari Palese Airport: 113 km

Don't miss this unique opportunity to enjoy the Apulian countryside. Contact us for more information and to arrange a viewing.

# Pictures



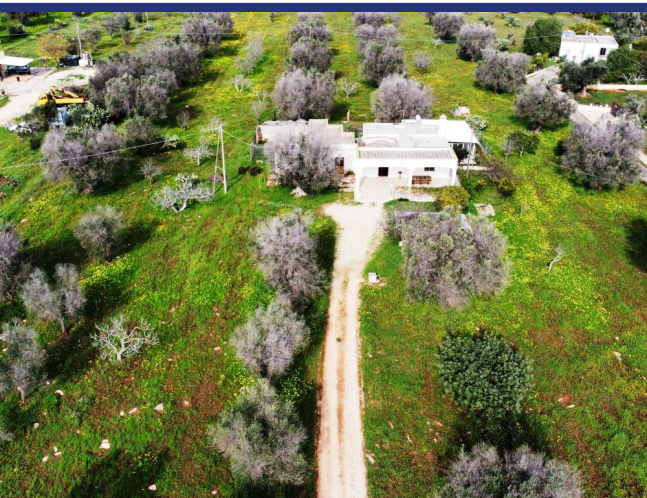
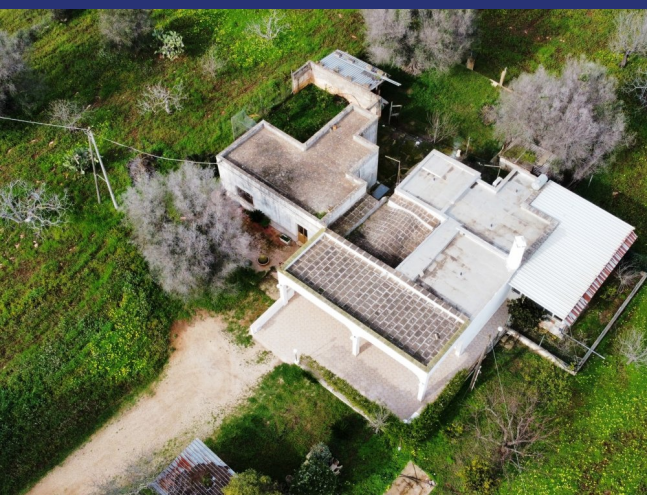


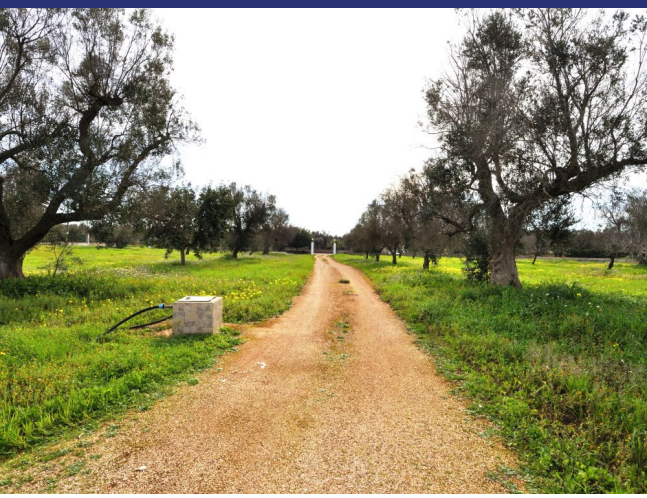
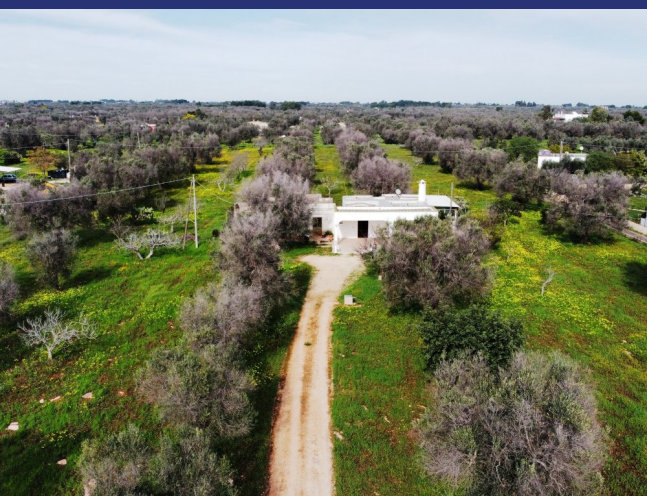




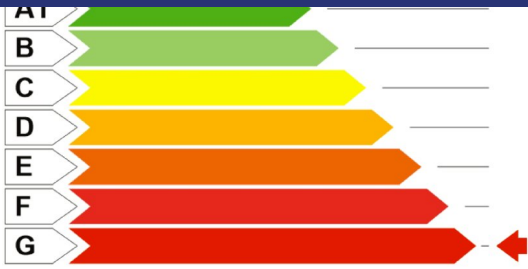




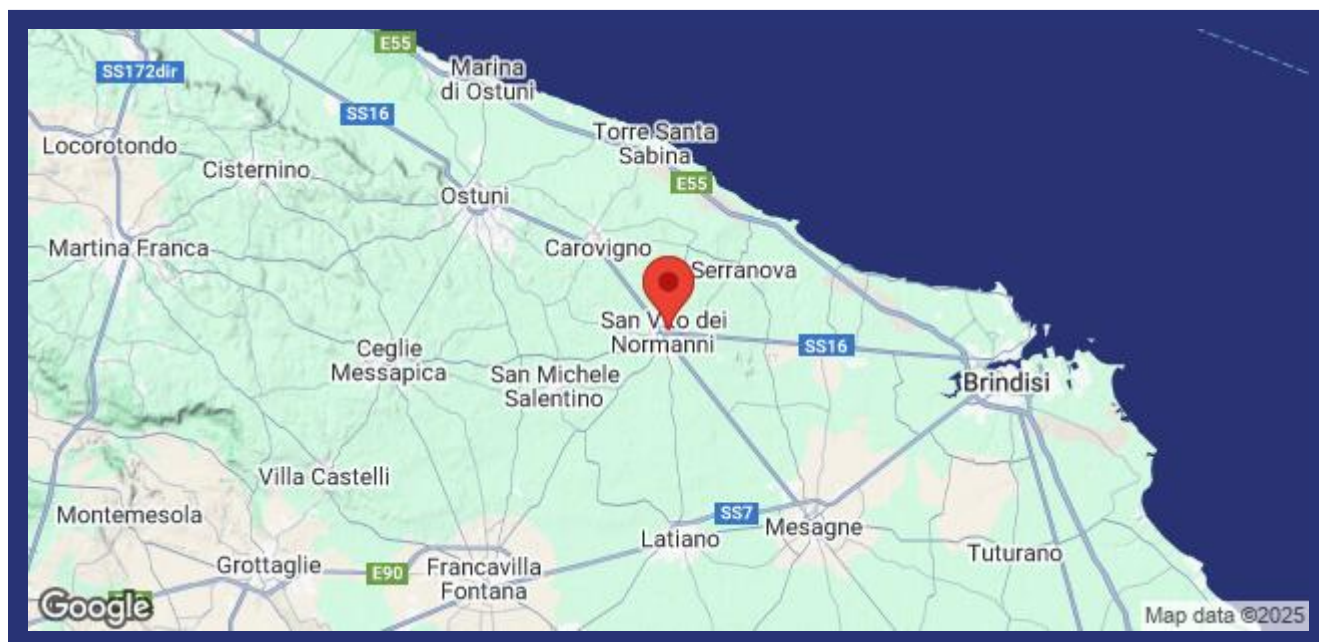








# Location & Details



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

- Reference: 6135
- Villa/Farmhouse
- Restoration Project
- 15 km to Sea
- 3 km to Village
- Garden
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: To be realised
- Pool: To be realised
- Asking Price: € 139.000
- Floorspace: 74 m<sup>2</sup>
- SQM Plot: 17000 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Good after renovation
- 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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