

# Puglia

## San Vito dei Normanni

Ref. 5931: Villa with pool in the countryside of San Vito dei Normanni  
Asking Price: € 480.000



# Description

## Characteristics:

- Living area: 112 m<sup>2</sup>
- Plot size: 8,500 m<sup>2</sup>
- Veranda: 40 m<sup>2</sup>
- Garage: 19 m<sup>2</sup>
- Swimming pool: 40 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- Air conditioning
- Underfloor heating
- Alarm system
- Solar panel for domestic water
- Septic tank type IMHOFF

Oasis of relaxation among olive trees and Mediterranean scrub: villa with pool immersed in the nature of San Vito dei Normanni.

Do you dream of a life immersed in the tranquility of nature, surrounded by centuries-old olive trees and the scent of the Mediterranean scrub? This villa is ideal for those who want to combine the comfort of a modern home with the charm of authentic Puglia.

The villa, characterized by the typical white limestone color in contrast to the green of the olive trees, features large windows that offer breathtaking panoramic views even from the inside, guaranteeing brightness and a sense of connection with nature all year round.

The large open space houses the living room, dining room and kitchenette, creating a cozy and bright environment. A corridor leads to the sleeping area, consisting of four bedrooms, one with bathroom en suite, two bathrooms and a storage room. Adjacent to the villa, a garage-storage space with direct access to the house offers even more functionality. The south-facing veranda, ideal for relaxing outdoors, and the 10x4 meter swimming pool complete the picture and offer unforgettable moments of relaxation.

The villa is equipped with all modern conveniences and systems that comply with current legislation:

- Underfloor heating and pellet stove for warm and cozy comfort in winter
- 4 air conditioning units hot/cold for summer comfort
- Alarm system for maximum safety
- Solar panel for heating sanitary hot water, with an eye for the environment and energy savings
- IMHOFF type septic tank with sub-irrigation for environmentally friendly waste water disposal
- External windows and doors in PVC and internal doors in white lacquered wood
- First choice porcelain tiles elegantly complete the interior

This villa is a true gem immersed in Apulian nature, an ideal place for those looking for relaxation, privacy and authentic contact with the countryside. Perfect as a permanent residence or as a holiday home, it represents a secure investment for the future.

Don't miss this unique opportunity! Contact us now to make an appointment and view the villa.

Distances:

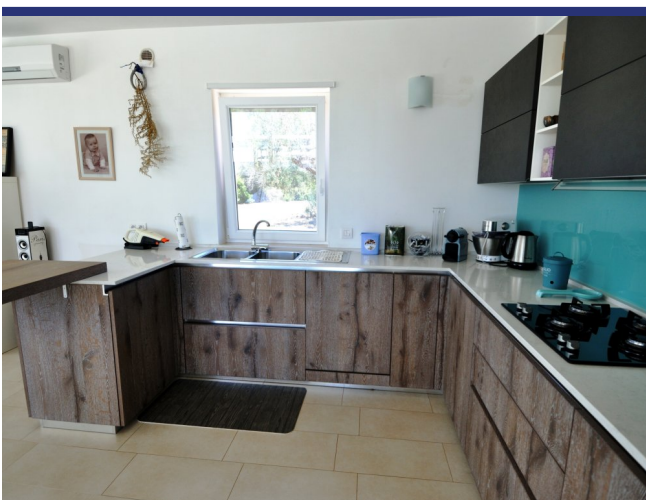
- San Vito dei Normanni: 4 km
- Carovigno: 9 km
- San Michele Salentino: 12 km
- Ostuni: 17 km
- Adriatic Sea: 8.5 km
- Brindisi International Airport: 24 km
- Bari International Airport: 114 km

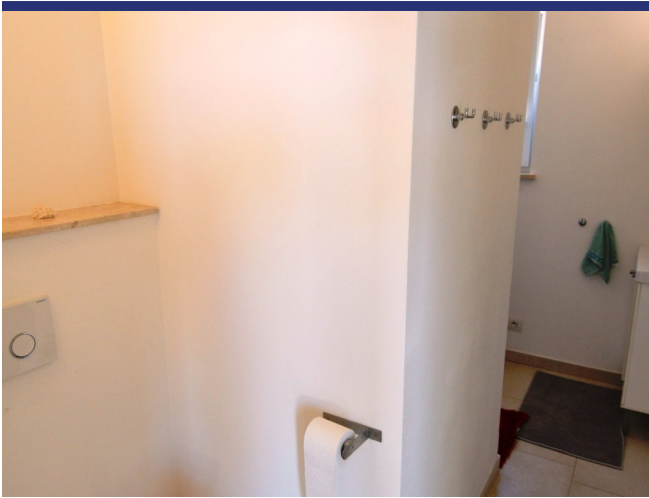
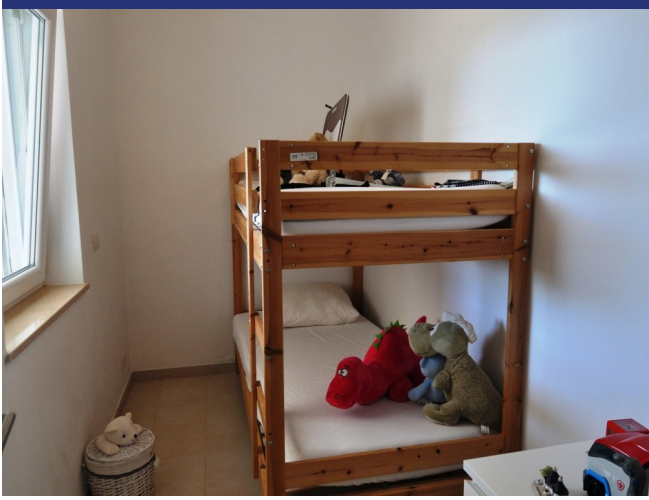
# Pictures



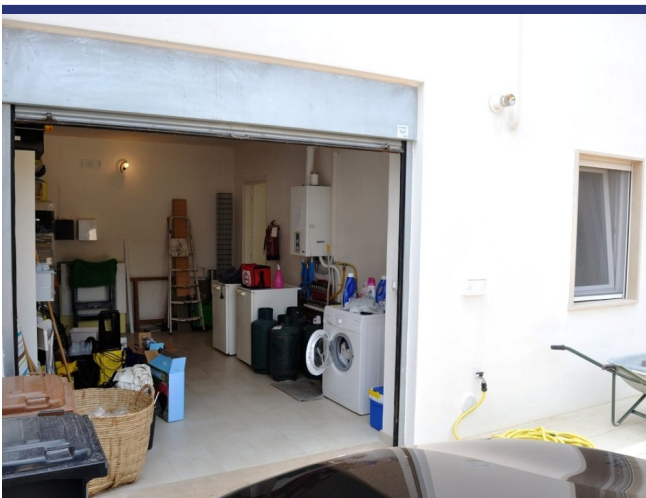








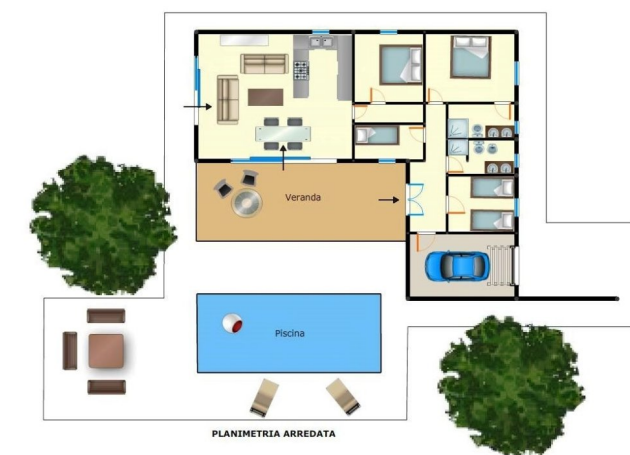
















# Location & Details



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

- Reference: 5931
- Villa/Farmhouse
- 8.5 km to Sea
- 4 km to Village
- Garden
- Central Heating
- Airco
- Garage: Yes
- Pool: Yes
- Asking Price: € 480.000
- Floorspace: 112 m<sup>2</sup>
- SQM Plot: 8500 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Good
- Status: Under negotiation

# 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

