

# Puglia

## San Vito dei Normanni

Ref. 5959: Villa with pool in the countryside of San Vito dei Normanni

Asking Price: € 400.000



# Description

## Characteristics:

- Living area: 151 m<sup>2</sup>
- Plot size: 10,150 m<sup>2</sup>
- Condition: excellent condition
- Bedrooms: 4
- Bathrooms: 2
- Terrace
- Alarm system
- Air conditioning
- Veranda
- Swimming pool: 40 m<sup>2</sup>
- Artesian well

For sale a beautiful villa with swimming pool, perfect for those looking for a prestigious property a stone's throw from San Vito dei Normanni and the enchanting coasts of Torre Guaceto. Immersed in a plot of 10,150 m<sup>2</sup> enriched with centuries-old olive trees, citrus and fruit trees.

The villa is spread over two floors and offers on the ground floor a cozy living room, an equipped kitchen, a double bedroom and a bathroom. On the first floor we find three more bedrooms, a second bathroom with shower and a charming panoramic terrace.

The 4 x 10 meter (40 m<sup>2</sup>) swimming pool, complete with sun terrace, technical room and outdoor shower, is the ideal place to relax and enjoy the Mediterranean climate.

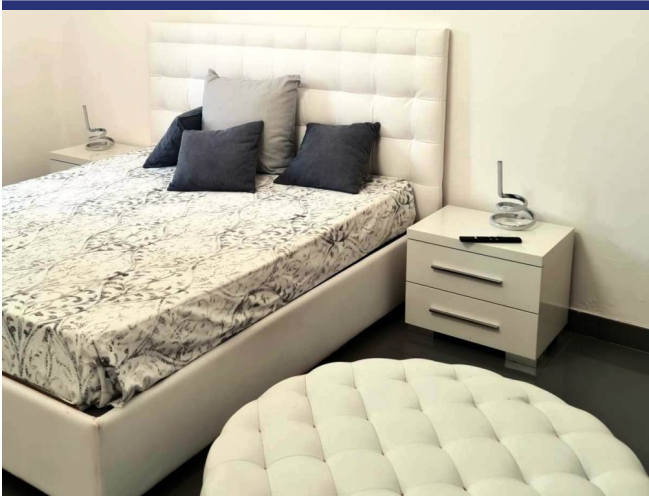
The villa is sold fully furnished with a Doimo kitchen, high quality Ariston appliances, Elica extractor hood and an elegant Morassutti living room with crystal table, guaranteeing comfort and style in every detail.

Equipped with an air conditioning system, an artesian well and an underground water cistern, this property also offers good security thanks to the alarm system connected to a security company.

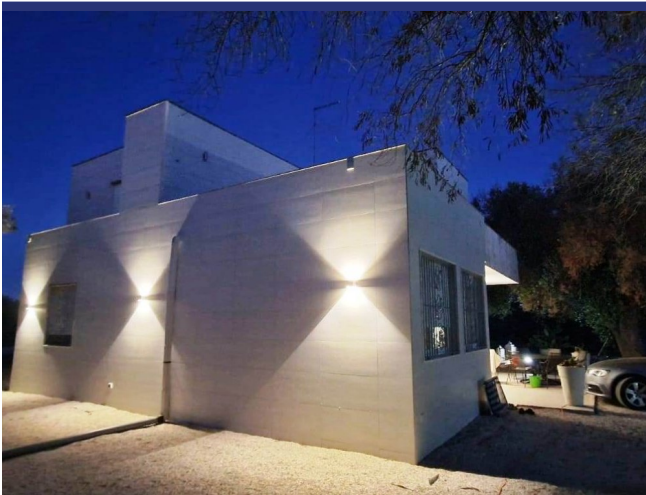
Located in a residential area known for its prestigious villas, this villa represents a unique opportunity for those looking for a charming villa immersed in the beauty of Apulian nature, a short distance from the most beautiful beaches in the region.

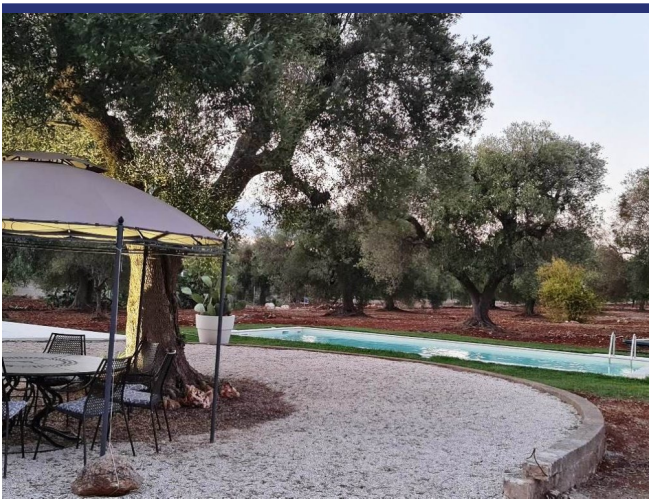
# Pictures

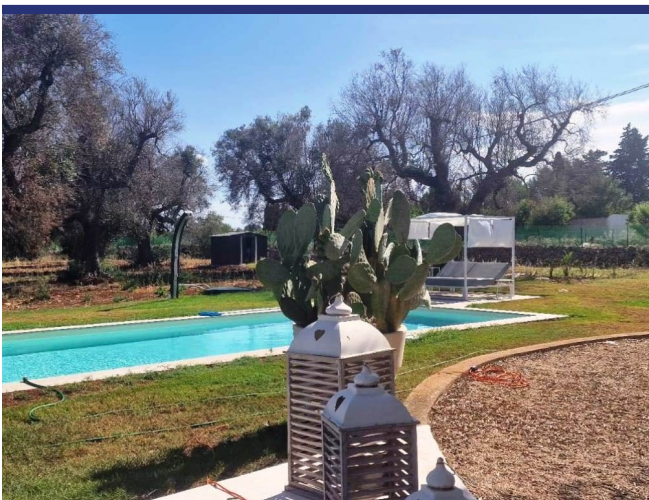


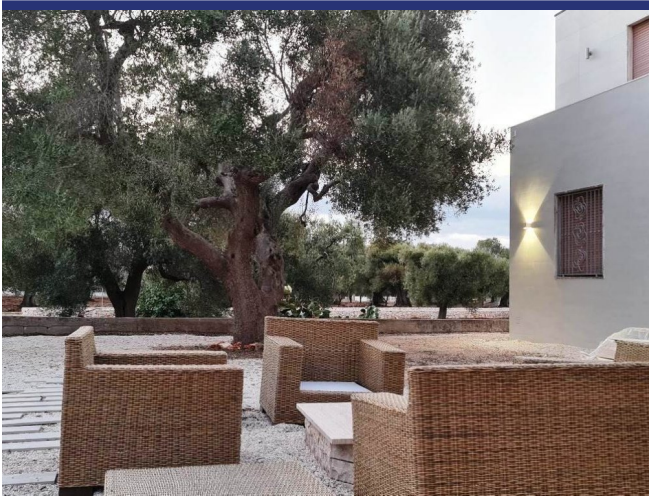
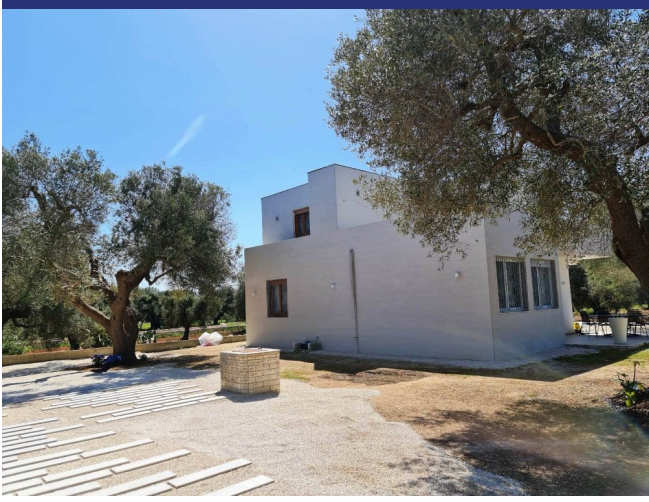


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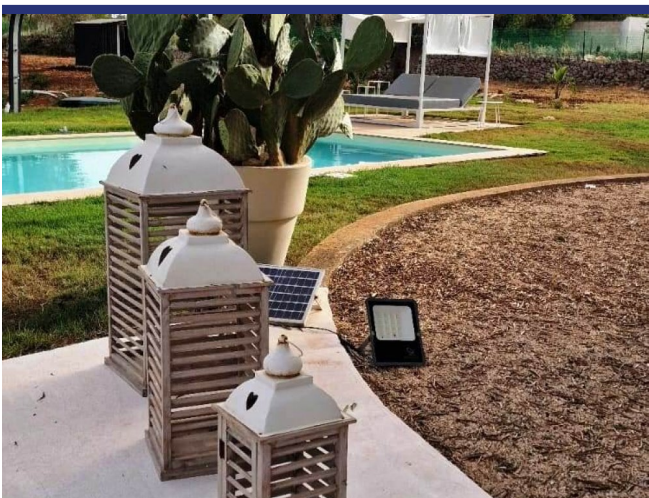














# Location & Details



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

- Reference: 5959
- Villa/Farmhouse
- 12 km to Sea
- 3 km to Village
- Garden
- Terrace
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 400.000
- Floorspace: 151 m<sup>2</sup>
- SQM Plot: 10150 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- 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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