

# Puglia

## San Vito dei Normanni

Ref. 6501: Villa with swimming pool in the beautiful countryside of San Vito dei Normanni  
Asking Price: € 248.000



# Description

## Features:

- Living area: 85 m<sup>2</sup>
- Plot size: 1,085 m<sup>2</sup>
- Veranda: 20 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Wood-fired oven
- Air conditioning
- Fireplace
- Artesian well

In San Vito dei Normanni, we offer for sale an elegant villa with swimming pool, ideal for those seeking the peace of the countryside without giving up comfort and essential services.

The property is located just 2 km from the town centre (about a 3-minute drive) and approximately 13 km from the stunning Adriatic coast, including the renowned beach of Specchiolla.

The villa offers approximately 85 m<sup>2</sup> of living space, enhanced by a 20 m<sup>2</sup> covered veranda that seamlessly extends the indoor living area to the outdoors. The 1,085 m<sup>2</sup> plot is beautifully maintained, featuring green areas, relaxation spaces, and a pleasant natural setting.

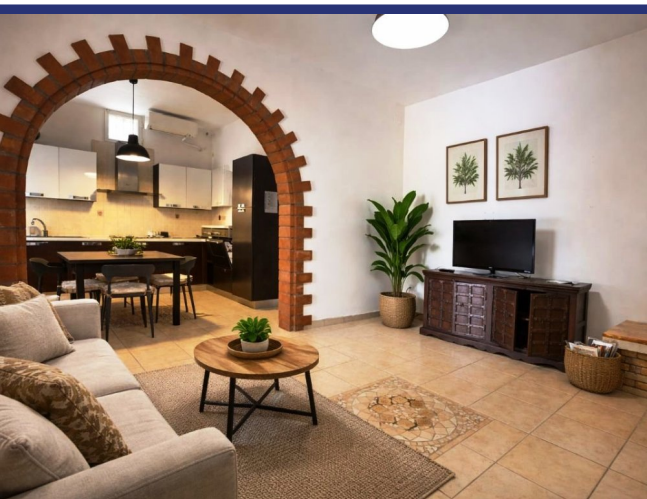
Inside, the property boasts a bright and welcoming living room with fireplace, connected to the kitchen-diner. A functional hallway leads to the sleeping area, which includes two bedrooms and two bathrooms—an ideal layout also suitable for guests or holiday rentals.

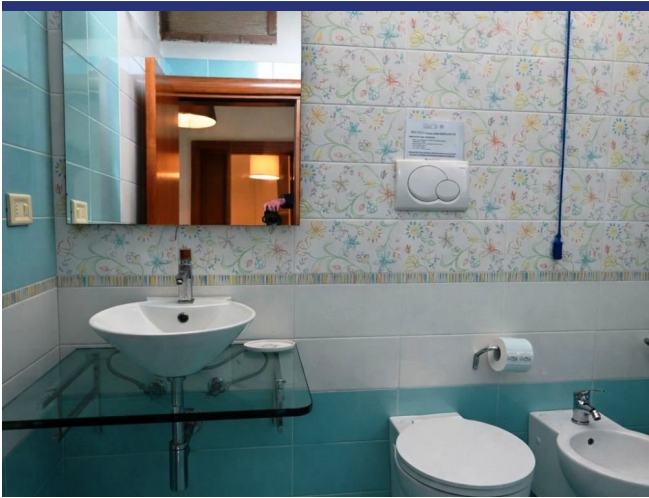
Outside, the swimming pool and wood-fired oven create the perfect setting to enjoy outdoor living, with al fresco dining and relaxing moments in complete privacy.

The property is fully self-sufficient thanks to an artesian well, a water storage tank, and a septic system. The entire plot is fenced with a tuff stone wall and accessed via an electric gate.

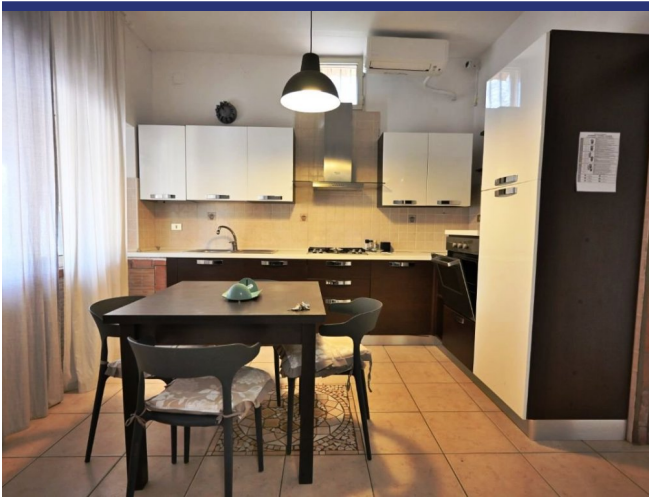
A versatile property, ideal both as a private residence and as a tourism investment.

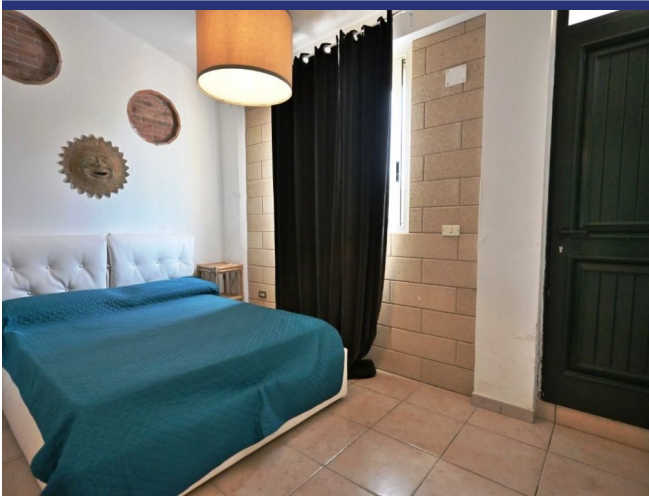
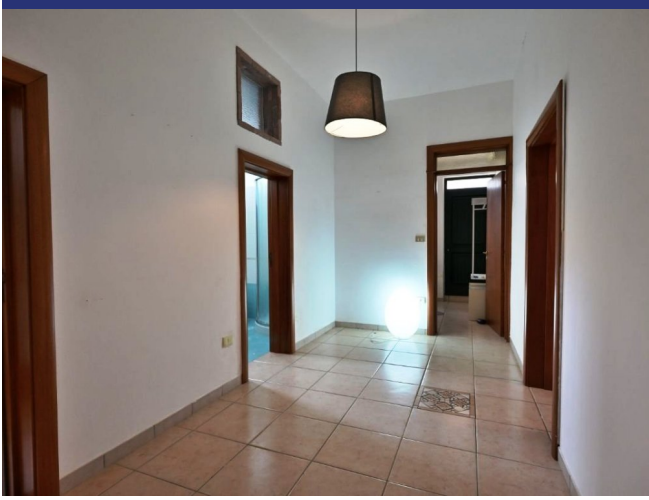
# Pictures





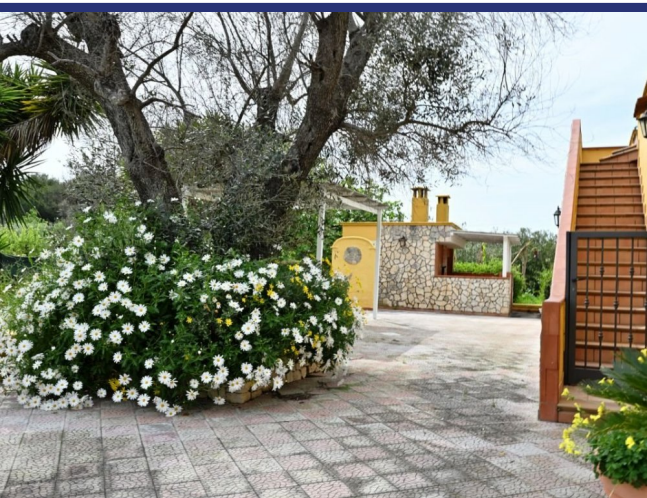
Ref. 6501 San Vito dei Normanni

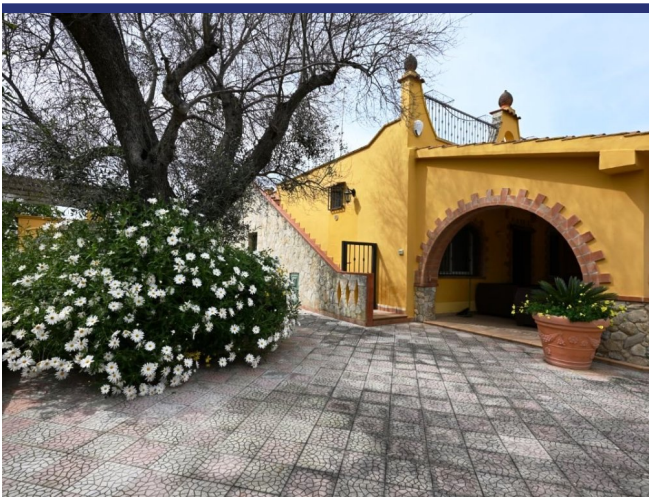












Ref. 6501 San Vito dei Normanni

# Location & Details



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

- Reference: 6501
- Villa/Farmhouse
- 13 km to Sea
- 2 km to Village
- Garden
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 248.000
- Floorspace: 85 m<sup>2</sup>
- SQM Plot: 1085 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- Condition of the Property: 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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