

Puglia

Ceglie Messapica

Ref. 5116: Masseria with pool in Ceglie Messapica

Asking Price: € 2.500.000

Description

Characteristics :

- Living area: 350 m²
- Plot size: 30,000 m²
- Bedrooms: 5
- Bathrooms: 4
- Panoramic terrace
- Heating / cooling system
- Heated swimmingpool
- Artesian well
- Video surveillance
- Air conditioning
- Energy performance certificate B

The masseria is located on the eastern side of the Valle d'Itria, in a panoramic position of great expanse and beauty.

The plot extends over approximately 3 hectares. A small part is reserved for the fruit orchard, while another part has been preserved for the Mediterranean scrub. The olive grove, made up of century-old trees and a few hundred trees planted over 4/5 decades, has a production potential of about two thousand kilograms of extra virgin olive oil per year. A garden of about 1,000 m² with lawn and citrus trees, strawberry trees and pomegranates surround the farm. The whole perimeter of the property is defined by the typical dry stone walls, recently rebuilt according to traditional criteria.

The masseria, south-west facing and built entirely in stone, has incorporated part of an old watchtower, whose original architecture has been preserved, and is completed by a building built between 800 and 900.

A wide and elegant avenue leads from the farm to Provincial Road 16. The building has undergone a radical conservative restoration, completed in 2020, which reaffirmed the use and purity of the architectural lines. The entire renovation project was based on the highest standards of technical quality and aesthetic research, which allowed to create a residence of great elegance and living comfort. Every detail has been subject of meticulous research to harmonize the use of natural materials of great value with the absolute technical quality of systems and doors and windows and with the refined simplicity befitting a home in nature.

The farm consists of three residential units:

- The main apartment of approximately 230 m² is located at garden level
- The outbuilding of about 40 m² which overlooks the garden
- On the first floor there is a studio of approximately 70 m²

Each of these residential units has a fully self-contained heating/cooling system.

The main apartment consists of an entrance hall, corridor, a large living room, kitchen, four bedrooms, two bathrooms and two storage rooms, plus the technical room for the systems.

The studio on the first floor, completely surrounded by a large panoramic terrace on two levels, consists of a living room with open kitchen, a large study with closed alcove and a large bathroom.

Finally, the outbuilding consists of a large bedroom, kitchen and large bathroom.

The technical equipment of each housing unit (kitchens, dishwashers, washing machines, refrigerators) is new and of the best brands. The rooms of the farmhouse are furnished with custom designed and built furniture, similar to the internal doors. The furniture also includes pieces of high quality Italian and international antiques, chosen by the owner, an art dealer, according to the criteria of beauty, quality and rarity of the art. It is this furniture that, in combination with furniture and lamps by masters of contemporary design and objects of the local tradition, create a refined cosmopolitan atmosphere in the home.

The first floor apartment is surrounded by approximately 170 m² of terraces, which offer wonderful views over the famous Valle d'Itria. A large and comfortable stone staircase leads from these terraces to the top of the farmhouse which provides an observation point to the horizon.

To the front of the farmhouse there is a paved terrace of approximately 100 m² with a table for alfresco dining and a large outdoor living room with sofas.

The farm is equipped with an artesian well, security is guaranteed by a sophisticated system with cameras, heated swimming pool with panoramic view, technical room, shed for agricultural tools and bathroom.

Distances:

- Ostuni - historic center: 12 km
- Ceglie Messapica - historic center: 6 km
- Cisternino - historic center: 11 km
- Adriatic Sea: 20 km
- Brindisi International Airport: 52 km
- Bari International Airport: 101 km

A truly unique property!!!

Location & Details



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

- Reference: 5116
- Villa/Farmhouse
- Panoramic View
- 20 km to Sea
- 6 km to Village
- Garden
- Terrace
- Central Heating
- Airco
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 2.500.000
- Floorspace: 350 m²
- SQM Plot: 30000 m²
- Bedrooms: 5
- Bathrooms: 4
- Rental Potential: Very good
- 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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