

Puglia

Martina Franca

Ref. 5337: Beautiful 4-bedroom trullo property with pool in Martina Franca
Asking Price: € 690.000

Description

Key features:

- Living area: 250 m²
- Plot size: 14,000 m²
- Bedrooms : 4
- Bathrooms: 4
- Swimming pool
- Wine cellar
- Central heating
- Open fireplace

Well appointed spacious house to be found in a lovely secluded semi-rural location, within easy reach of picturesque hilltop towns such as Martina Franca (5 minutes drive), Locorotondo (10 minutes drive) and Alberobello (15 minutes drive).

Both the house and the grounds are extensive and extremely spacious, with lots of lovely original quirks.

The house has evolved over the years from the original trullo that has been restored. It consists of 10 rooms, 4 bedrooms and 4 bathrooms, one of which in the ample living room. There is a large and completely furnished kitchen with a fireplace and a pizza oven (the house also has another fireplace in one of the rooms). The kitchen sits in the middle of two "wings". One wing contains the trullo and four bedrooms, the other two large lounges and a very spacious veranda that was closed off to create more space with views over the surrounding land and pool.

The house is provided with an autonomous heating system and radiators, the electrical system was recently upgraded and it also has a solar panel for hot water. The house is supplied with rural mains water.

This magnificent 4 bedroom-4 bathroom property with swimming pool with its elegant drive-in and remotely controlled gates on a very large private plot offers superb accommodation on one level and is surrounded by terraces. The beautiful landscaped gardens and orchard includes a Japanese style garden with several fish ponds with gold fish and running water. There is a small exquisite temple building in white overlooking the garden and pond for contemplation. The garden is secluded and not overlooked. To the west of the property is a large open field and to the south is a large mature pine wooded area.

The current layout of the house of 10 main rooms is with spacious reception room and four bedrooms but could easily be converted to add more rooms if so required. Part of the interconnecting building is a restored historical trullo with two beautiful roof cones. The building has a large roof terrace with pleasant views of the surrounding fields and the garden with terraces.

The house consists of:

- Four bedrooms with a further two optional bedrooms
- Four bathrooms
- Spacious living room
- Utility room with washing machine

In the modern building section there are:

- A new rustic-style kitchen with all appliances and pizza oven
- An extensive, roofed veranda dining area which could be fully enclosed, measuring 10 x 7 m
- A separate spacious reception room with fireplace
- Library 15 x 9 m vaulted, marble-floored room with gallery and fireplace
- Wine cellar to house 400 bottles
- Shower room and toilet
- Guest toilet
- Large workshop and timber store which could be converted to a garage

The main focus is the new built pool with large sundeck. The ornamental gardens are a particular feature of the property, including a cascading series of ponds pump-driven from a 150 m³ storage pond, a rose garden, an ornamental Roman-style temple, fruit trees including figs, apples, apricots, plums, cherries, walnuts, hazelnuts, almonds, grapes, damsons, mulberries, peaches and olives. There has been extensive planting of mature trees and shrubs. Paved patio and roadway areas allow parking for at least 20 cars.

Technical details – internal and external services include:

- Telephone and internet
- Sky television service with rooftop dish
- Rural mains water supply
- Two gas-fired central heating boilers, each with 1,000 litre storage tank
- 3,000 litre rooftop solar heating installation guaranteeing ample hot water at all times
- Automatic main gates with battery service
- Extensive external lighting
- Full security coverage with connection to local security company and police
- Massive underground rainwater-fed storage tank for garden purposes

While the house is currently in use as a family residence, other possible uses include as a luxurious Bed & Breakfast, or as a function venue.

The wealthy baroque town of Martina Franca is at a few km distance. The town offers wonderful architecture, excellent shops and fine dining. Alberobello is close at 12 km and is a world class holiday destination and the UNESCO World heritage site. The property is located approximately 70 minutes from Bari Airport (91 km). The nearest train station is at 4 km. The property is at 35 minutes from the beautiful beaches at the Adriatic Sea.

Location & Details



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

- Reference: 5337
- Villa/Farmhouse
- 30 km to Sea
- 4 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 690.000
- Floorspace: 250 m²
- SQM Plot: 14000 m²
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Very good
- 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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