



COLDWELL BANKER

PRESTIGE REAL ESTATE

Prestige Real Estate
Via Po 22 - 00198 Roma (RM)
0689474708

Villa for sale in Nardò

€ 900.000

Ref. CBI073-608-129921



640 sq.m. | Bathrooms: 7 | Bedrooms: 7 | Rooms: 16

Ref.CBI073-608-129921 - Coldwell Banker Prestige Real Estate is pleased to offer for sale exclusive sale a splendid farmhouse located in the municipality of Nardò, in the heart of Salento. With a strategic position on the road SP. 261, the farmhouse offers easy access to the main attractions of the region. Just 20 km from Lecce, 3 km from the beach of S. Isidoro and 1 km from the natural park of Porto Selvaggio, it is the perfect starting point for exploring the wonders of this land. Characteristics of the agriturismo: **Two-room apartments:** the complex includes 6 two-room apartments, one of which is a former oil mill that overlooks the splendid swimming pool, each with an external paved terrace and private garden. Furthermore, an additional circular room with terrace offers a unique solution for visitors. The rooms of the farmhouse have suggestive star vaulted ceilings with carparo stone decorations, corten steel windows and earthenware floors. The walls are highly insulated and the plasters shaved with colored lime, giving an authentic Salento atmosphere. The total area of the apartments and the room is 360 sqm. **Breakfast room and ancient trullo:** the farmhouse has a 70 sqm breakfast room to be restored, a suggestive terrace in front and an ancient 30 sqm trullo used for displaying local products. And there is also a large covered structure of 180 square meters dedicated to lunches and events, while a paved outdoor area with a gazebo welcomes guests for special moments. **Swimming pool and services:** a magnificent 300 sqm swimming pool with solarium and 120 sqm basement rooms, including toilets for agri-camping and rooms for sports activities, guarantee maximum comfort and relaxation. **Spacious land:** the farm extends over a land of about 1 hectare, offering ample space for recreational activities and relaxation, attached to the land there is the possibility of buying another building land of 172 hectares equipped with a well to expand the activity. **Pitches for agricultural camping:** 15 pitches for caravans are available with dedicated services, perfect for camping enthusiasts. Energy sustainability: the farmhouse is equipped with solar panels for the production of hot water, integration boilers and 18 kW photovoltaic panels with an energy sales contract. Furthermore, an automatic irrigation system keeps the lawn green and a

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waste disposal system takes care of the waste water.

Parking and comfort: 20 parking spaces are available for guests and the air conditioning system, hot and cold, is present in all rooms. A night lighting system embellishes the entire complex. This splendid agriturismo offers a unique opportunity to invest in a successful accommodation facility.

The Coldwell Banker story is one of leadership and success. From its origins in San Francisco in 1906, Coldwell Banker has grown to become the largest real estate network in the world.

Coldwell Banker® was founded with the intention of bringing professionalism and maximum dedication to the customer to the real estate world, values that are still at the heart of its business philosophy today. Coldwell Banker provides its affiliates with the highest level of support in the Real Estate world so that they, in turn, can focus solely on the clients' needs. Coldwell Banker, present in nearly 50 countries with more than 3,100 offices and 85,000 agents, is today the world's leading group in the high-end and medium-high-end residential market. In Italy, Coldwell Banker has been present since 2009 and today, with 42 offices and over 200 consultants, it represents a leading group in the sector, able to promote its prestigious properties within the global luxury circuit, through the Coldwell Banker channel Previews International, the most prestigious international showcase of the sector.

Certification

Energy Class: F

Features

Property ID: CBI073-608-129921	Contract: Sale
Categoria: Villa	Address: Strada Provinciale 261, 261
Municipality: Nardò	Total sqm: 640 sq.m.
Bedrooms: 7	Bathrooms: 7
Rooms: 16	Internal condition: Restored
Floor: Ground Floor	Independent heating: Heating
Date of construction: 2012	Current Status: Available after the deed of sale
Garden: Common	Kitchen: Kitchenette





