



Estate for sale in Casamassima

€ 5.500.000

Ref. CBI094-1877-63615



21.018 sq.m. | Bathrooms: 20 | Bedrooms: 50 | Rooms: 50

APULIA - CASAMASSIMA (BA)

Extraordinary and evocative real estate complex with oriental elements.

This extraordinary real estate property, located near an 18-hole golf course, is an authentic jewel that blends historical elegance with oriental architectural elements, creating a unique and fascinating environment. Surrounded by large green spaces, this property offers an immersive experience that captivates the imagination.

The buildings developed around a manor house built around 1850, renovated and enlarged between 1980 and 1990.

The architectural complex, of considerable value, consists of several buildings and large open spaces and greenery, is completely surrounded by local stone walls and is accessed through two entrances.

Main building

After passing the entrance, bordered by two shaped stone pillars, you enter a long avenue which, crossing a grove of pines, eucalyptus, fir trees and other essences, leads to the manor house with a beautiful neoclassical façade.



The ground floor of the house offers a large entrance hall and other spacious side rooms, characterized by barrel and pavilion vaults. There are also several utility rooms here. On the left side of the ground floor, there is a large former stable greenhouse made entirely of stone, with evident traces of the former mangers, adding a touch of history and authenticity. On the right, a large stone staircase leads to the upper floor, where there is a central hall from which the former residential rooms branch off. Some of these rooms overlook a large longitudinal terrace, while others enjoy the view from the balcony on the back of the facade.

On the right side of the primary body of the building, slightly set back and still on two floors, there are two extensions built successively in more recent times, the first of which is immediately behind it and roughly takes up the style of the manor house with two large openings arch on the façade and on the two floors, and the resumption of the cornice and the pilasters with the capitals, made from scratch; the second extension, even further back than the first, with a facade covered entirely in stone with small ashlar, with two entrance arches on the ground floor and a large arched window on the upper floor, includes numerous small and medium-sized rooms and various services, all intended for residential use.

The manor house is completed on the third floor by a large roof terrace with a lookout tower and in the basement where there are cisterns for collecting rainwater.

The rear facade has an unusual oriental style with many architectural elements characteristic of these buildings: colonnades, cusp arches, capitals and figures of Arab origin.

The whole building is surmounted by a high tripartite pediment.

A beautiful loggia on the first floor with arches and columns completes the facade of the new building.

On the left of the building and on the rear elevation rises a high quadrangular tower, the same widens in the upper part with metopes and arches and is surmounted by a hemispherical dome in fiberglass; this last room had been prepared to house an astronomical observatory.

In addition to the main building, the complex consists of other buildings located to the north and north-west of a large open area equipped with a large Olympic-sized swimming pool with changing rooms, toilets and trampoline; a regulation size tennis court; by two green areas with tall pine trees, oleanders, etc.

Not far from the primary building there are two further buildings, completely covered in stone with small ashlar, both have an unusual oriental style with many architectural elements characteristic of these buildings.

Immediately and almost adjacent to the main building, surrounded by high walls, there is a garden modeled on the oriental ones; after direct access from the central area, after passing a covered area, an internal garden develops with a central path that leads to a source consisting of a series of small pools from which the water falls into a larger pool from which The vault is channeled by branching off into two stone channels that surround the two parts of the raised garden. The garden is completed by a series of columns with stone capitals and a shaped central basin from which water should have gushed.

Also from the central area, a driveway leads to a large, very high portal made entirely of stone on one side and stone and brick on the other, with the cusp-shaped entrance typical of Arab countries. This leads into a small uncovered hallway onto which in turn opens another portal all in stone, less high, but wider. Both entrances have sliding doors in decorated iron.

Continuing along the right side of the area, it develops into rooms of considerable size consisting of the ground floor only, and divided into large rooms intended for craft workshops and/or classrooms and services that overlook two internal courtyards, one of which is larger with a central well, and which present themselves with a suggestive appearance surrounded by large arched windows closed by double-leaf wooden and glass fixtures with a particular square design in the lower part up to the arch impost and large petals in the upper part of the 'bow. A laced wooden pediment runs along the entire perimeter of the building which has a roof with sloping roofs, interrupted by higher corner buildings, with a flat roof decorated along the perimeter with small semicircular stone elements.

From the hallway there is access to an L-shaped building with a roof covering, consisting of a corridor and some rooms equipped with toilets and kitchen, former servants' and caretaker's quarters. The rooms overlook a lovely patio which gives a situation of tranquility and privacy.

Adjacent to the previous one, but independent, we find another building, with direct entrance from the central area, also made up of several rooms and services connected by a corridor for residential use. A laced quadrangular tower stands in a central and dominant position to the west. Continuing we find a further long building with a roof covering, consisting of a ground floor with double access and a source of light and air from the central area and used for laboratories and warehouses.

Overall the solution is an extraordinary place that combines neoclassical elegance with distinctive and historical elements, creating a unique and fascinating experience for anyone who has access to it. Its architecture, the layout of the rooms and the additional elements contribute to creating a fascinating and evocative environment, full of details to discover and appreciate.



Certification

Energy Class: G

EPglnr: 175.00 kwh/□

Features

Property ID: CBI094-1877-63615

Contract: Sale

Categoria: Estate

Address: Via Bari Complanare Ovest, 14

Zip Code: 70010

Municipality: Casamassima

Total sqm: 21.018 sq.m.

Bedrooms: 50

Bathrooms: 20

Rooms: 50

Internal condition: Good

Floor: Ground Floor

Total floors: 4

Date of construction: 1850

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Fireplace

Wooden fixtures

Shutters

Pool

Panoramic view

Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office









