



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini
□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante
Alighieri 53
□OSTUNI - Via Martiri di Kindu, 101
□ROSA MARINA - Palazzo degli Uffici, 1
73100 Brindisi (BR)
(+39) 0831 1628391

Rustic/Farmhouse/Court for sale in Ostuni

€ 1.750.000

Ref. CBI092-1414-44091



200 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 7

PUGLIA . ITRIA VALLEY.OSTUNI
FARMHOUSE WITH TRULLI AND POOL

Coldwell Banker offers for sale, exclusively, a refined charming residence in the Itria Valley in Puglia, a few km from Ostuni and Cisternino, ancient villages famous throughout the world.

The structure is located on the picturesque provincial road that connects Ostuni, Cisternino and Martina Franca, on top of a hill with an enviable panoramic view!

A convenient access leads to the property consisting of two very ancient trulli, a villa and an outbuilding. The entrance perspective is of rare beauty and allows you to grasp the two trulli and the villa in a single glance, surrounded by a frame of centuries-old olive groves.

The villa consists of a large and bright living room with an equipped open kitchen, two characteristic bedrooms, a bathroom and a

Gruppo Bodini
□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante Alighieri 53
□OSTUNI - Via Martiri di Kindu, 101
□ROSA MARINA - Palazzo degli Uffici, 1
- Brindisi (BR) - (+39) 0831 1628391
brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



large, comfortable and well-shaded veranda.

Connected via a "green" porch is a very comfortable annex with barrel vaults consisting of two bedrooms and two bathrooms.

The two trulli, perfectly symmetrical, restored by trulla masters preserving all the construction details and original materials, both have a central bed area, an alcove and a bathroom. A piece of centuries-old history that has survived to this day in a surprising way.

A swimming pool with incomparable views and an elegant garden complete the structure making it a unique object in the luxury listing of the Itria Valley.

The comfort within the rooms is remarkable, every construction detail has been taken care of to guarantee a relaxing and regenerating stay in every season of the year;

The location is excellent: the main and important centers of the Itria Valley such as Martina Franca, Cisternino, Ceglie Messapica, Ostuni, Locorotondo are just a few km away. There are numerous cycle paths that cross the numerous districts of the Itria Valley from the property, including the Apulian aqueduct cycle route.

The airports of Brindisi and Bari can be reached in about sixty minutes by car.

Ideal solution for those looking for a charming historic residence for private use, already immediately habitable or to be used as income!

A Coldwell Banker Cisternino exclusive

Contact our Agency for more information or to request a visit to the property.

Certification

Energy Class: G

EPglnr: 220.00 kwh/□

Features

Property ID: CBI092-1414-44091

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: Contrada San Salvatore, sn

Zip Code: 72017

Municipality: Ostuni

Total sqm: 200 sq.m.

Livable surface: 180.00

Bedrooms: 5

Bathrooms: 6

Rooms: 7

Internal condition: Excellent

Floor: Ground Floor

Total floors: 1

Independent heating: Heating

Current Status: Available after the deed of sale

Terrace: Present

Garden: Private, 26.000 sq.m.

Sea distance: 15.000 meter

Kitchen: Regular Kitchen

Garage: Shed, 69 sq.m.

Antenna : Independent

Porch

Storage

High-speed internet connection

Cellar

Fireplace

Air conditioning

Telephone system

Electric system : Compliant

Shower

Safety deposit box

Coldwell Banker Ref.

Pool

Gruppo Bodini

□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante Alighieri 53

□OSTUNI - Via Martiri di Kindu, 101

□ROSA MARINA - Palazzo degli Uffici, 1

- Brindisi (BR) - (+39) 0831 1628391

brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini
□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante
Alighieri 53
□OSTUNI - Via Martiri di Kindu, 101
□ROSA MARINA - Palazzo degli Uffici, 1
- 72100 Brindisi (BR)
(+39) 0831 1628391

Panoramic view	Land
Airport distance	Shops distance or nearest city
Summary description	

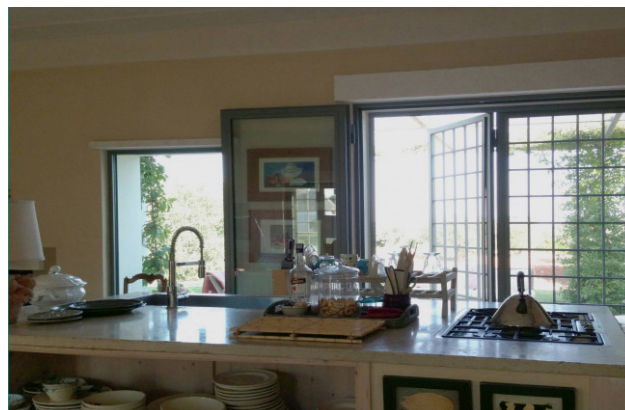
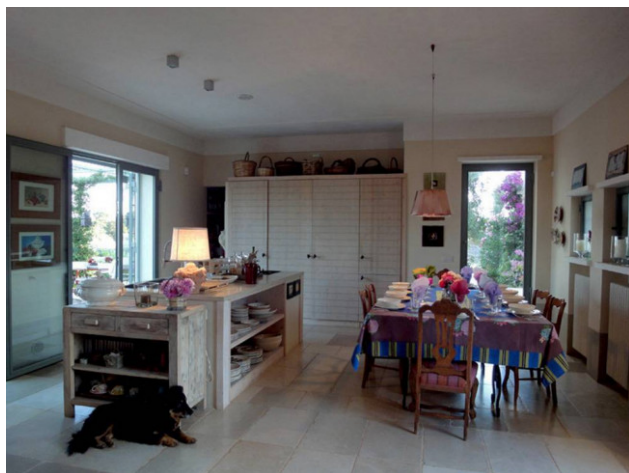
Nearby

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	

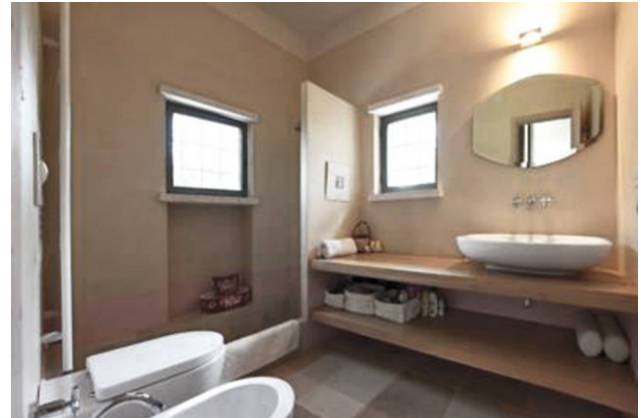




Gruppo Bodini
 ☐BRINDISI - Via Casimiro, 1 ☐CISTERNINO - Via Dante Alighieri 53
 ☐OSTUNI - Via Martiri di Kindu, 101
 ☐ROSA MARINA - Palazzo degli Uffici, 1
 - Brindisi (BR) - (+39) 0831 1628391
 brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962



Gruppo Bodini
 □BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante Alighieri 53
 □OSTUNI - Via Martiri di Kindu, 101
 □ROSA MARINA - Palazzo degli Uffici, 1
 - Brindisi (BR) - (+39) 0831 1628391
 brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962



Stefano Bodini
 □ BRINDISI - Via Casimiro, 1 □ CISTERNINO - Via Dante Alighieri, 66
 □ OSTUNI - Via Martiri di Kindu, 101
 □ ROSA MARINA - Palazzo degli Uffici, 1
 - Brindisi (BR) - (+39) 0831 1628391
 brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962



Gruppo Bodini

□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante Alighieri 53

□OSTUNI - Via Martiri di Kindu, 101

□ROSA MARINA - Palazzo degli Uffici, 1

- Brindisi (BR) - (+39) 0831 1628391

brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962