



Estate for sale in Rutigliano

€ 1.250.000

Ref. CBI094-1877-63687



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

PUGLIA - RUTIGLIANO (BA) - GUIDOTTI STREET
Historic farmhouse renovated for hospitality use

Historic Masseria "San Nicola", a jewel of history and beauty located in the picturesque Apulian countryside, a few minutes from the state road and near Casamassima; its strategic position makes it easily accessible, but reserved in an oasis of tranquility.

This fascinating structure is spread over 4 levels and is an authentic testimony of Apulian historical architecture. With its original details and period charm, it offers a timeless experience that blends seamlessly with modern comfort.

The structure offers a variety of versatile spaces on different levels, including the hypogeum, the ground floor, the first floor and an attic.

These spaces are ideal for hosting events, weddings, corporate meetings and more.

Surrounded by 2.5 hectares of land, the farm has large outdoor areas ideal for outdoor events, aperitif ceremonies, or simply to enjoy the Puglia sun.



This historic place creates a magical atmosphere, making every occasion unique and unforgettable. The stone walls, vaulted ceilings and traditional architectural elements will capture the imagination of your guests.

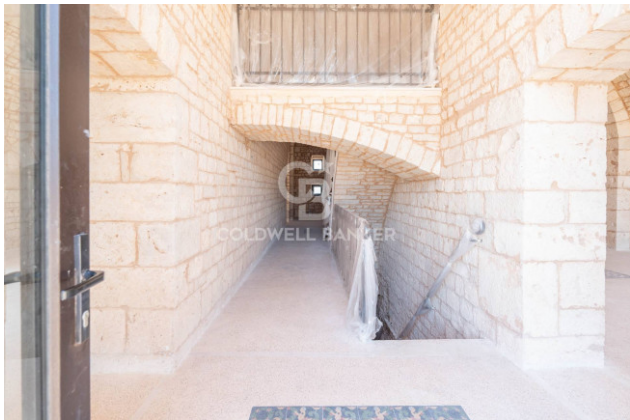
Certification

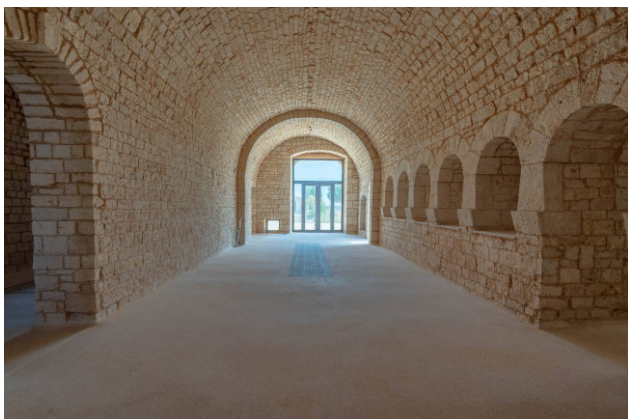
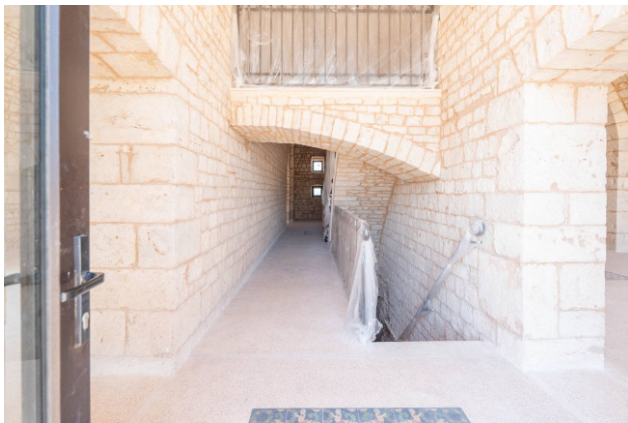
Energy Class: G

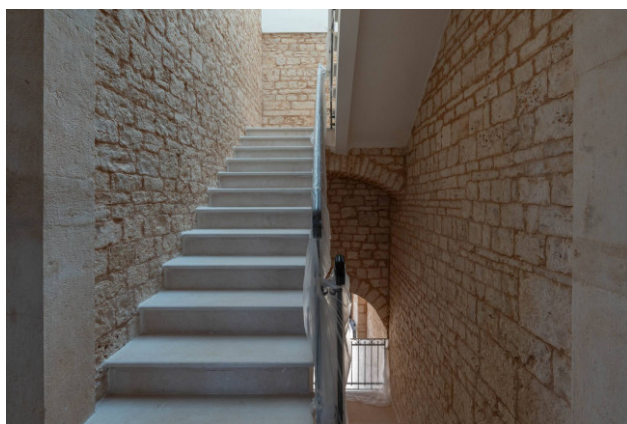
EPgInr: 175.00 kwh/□

Features

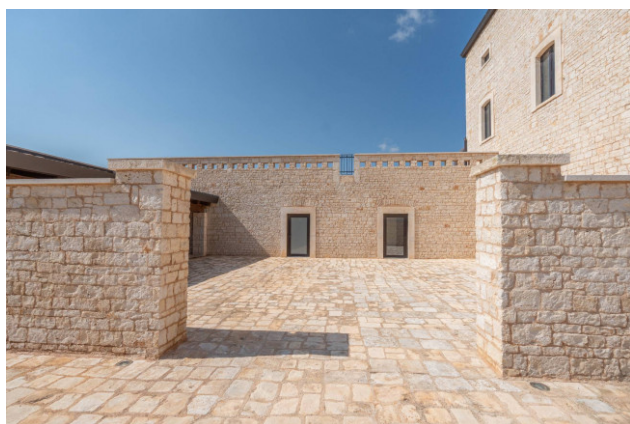
Property ID: CBI094-1877-63687	Contract: Sale
Categoria: Estate	Address: Strada Comunale Guidotti, Sn
Zip Code: 70018	Municipality: Rutigliano
Total sqm: 700 sq.m.	Bedrooms: 5
Bathrooms: 6	Rooms: 7
Internal condition: Restored	Floor: Multi-Storey
Total floors: 4	Independent heating: Heating
Date of construction: 1800	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private
Kitchen: Present	: Yes
Terrace	Cellar
Air conditioning	Preparation for alarm system
Land	



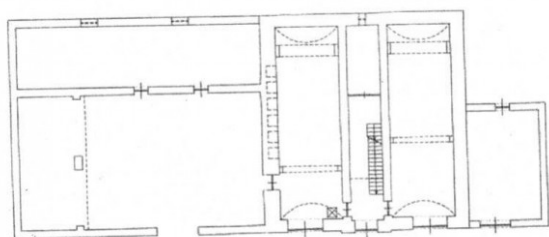




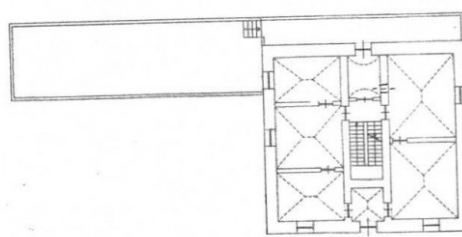




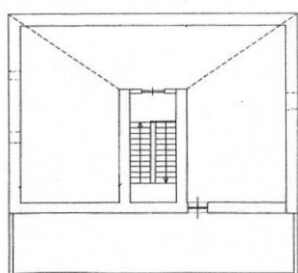




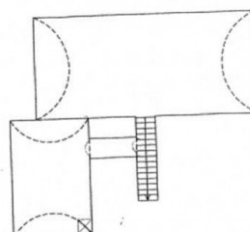
Rilievo Piano Terra



Rilievo Primo Piano



Rilievo Secondo Piano



Rilievo Piano Interrato

