



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

Villa for sale in Ostuni

€ 240.000

Ref. CBI092-1414-44176



320 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 8

Puglia . Ostuni Villa on two levels with outbuilding - Panoramic view

Coldwell Banker offers for sale, exclusively, in the Itria Valley in Ostuni, a large villa with an enchanting panoramic view.

The property is set in a very pleasant landscape context, surrounded by olive groves and located in a strategic position from which it is easy to reach the main towns near the famous White City. The main Villa is spread over two levels: on the ground floor, through a bright panoramic veranda, leads to a spacious living area with fireplace, a comfortable kitchen and a bathroom. Through a comfortable staircase you reach the sleeping area on the upper floor, consisting of two large double rooms, both overlooking the wonderful panoramic terrace. The sleeping area is completed by a spacious bathroom with hydromassage tub. This part of the property is in an immediate habitable condition. Adjacent to the main villa, on the ground floor there are two welcoming studio apartments with bathroom which are both in a partially renovated state.

The second part of the property is made up of an ancient "lamia" to be renovated a few meters away from the main villa, with the possibility of access from a private road. The rooms are currently composed of a kitchenette, bathroom, lounge and two bedrooms. bed, including a room with independent access door onto the external veranda.

The partially terraced land of approximately 5,500 square meters is full of various fruit and olive trees. The dry stone walls around the property represent an added value and allow you to maintain a continuous link with the historicity of the place, maintaining continuity with the past.

Ideal solution for those looking for a large villa to use as a private home or small accommodation facility. Really interesting!

The location is very good: Ostuni is only a few minutes away, the main centers of the upper Salento and the Itria Valley are just a few km away. Brindisi airport is approximately 35 km away.

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A Coldwell Banker Ostuni exclusive. Contact our offices for more information or to request a visit to the property

Certification

Energy Class: G

EPglnr: 340.40 kwh/□

Features

Property ID: CBI092-1414-44176	Contract: Sale
Categoria: Villa	Address: Contrada Lamatroccola, 2
Zip Code: 72017	Municipality: Ostuni
Total sqm: 320 sq.m.	Livable surface: 315.00
Bedrooms: 6	Bathrooms: 6
Rooms: 8	Internal condition: Discreet
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1990	Current Status: Available after the deed of sale
Balconies: Present, 20 sq.m.	Terrace: Present, 40 sq.m.
Garden: Private, 1.000 sq.m.	Sea distance: 15.000 meter
Kitchen: Kitchenette	Terrace : 25 □
Antenna : Independent	SAT Tv : Independent
Storage	Fireplace
Air conditioning	Electric system : Compliant with the building regulations of the time
Whirlpool bath	Shower
Alluminium fixtures	Coldwell Banker Ref.
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	



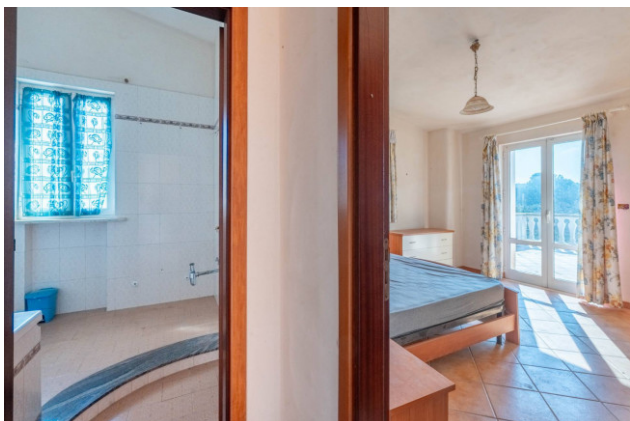
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