

## Land for sale in Oria

### € 245.000

### Ref. CBI094-1877-63739



**45.000 sq.m.**

BRINDISI - ORIA - SANTA CECILIA DISTRICT

An agricultural company is offered for sale, complete with all the equipment necessary for management, located in the countryside of Oria (BR) in a privileged position along the Via Appia route, just 1 km away from the 55/BR-TA junction, the main artery that connects Salento with the Itria Valley. This strategic position also makes the property suitable for agro-tourism activities. Furthermore, the land falls within the Primitivo di Manduria DOC area, allowing the possibility of varying the existing crop by transforming it into a vine. The land, measuring 45,000 m<sup>2</sup>, has a rectangular shape and along the side facing the road is bordered by an ancient dry stone wall. The property includes:

- approximately 800 young olive trees, in full production, divided into 550 Cima di Melfi and 250 Cellina di Nardò;
- a building of 168 m<sup>2</sup>, composed of two warehouses of 75 m<sup>2</sup> each and a service area of 18 m<sup>2</sup>, one of which is currently used as a shed for tools and vehicles and the other used for processing vegetables. These spaces, if authorized, could be converted into civilian residences;
- a second warehouse of approximately 25 m<sup>2</sup> obtained from the former electrical substation, with an adjacent second spring water well;
- an artesian well, with a valid concession;
- a PVC underground water system with 6 withdrawal points;
- a drip irrigation system;



- various fruit trees such as figs, pears, mulberries, walnuts and prickly pears;
- all the necessary means and equipment.

The structure, with a double tuff wall and a height of 4 metres, is served by a spring well and a watertight tank for waste water, with a valid valid concession. The windows of the house and the storage door have recently been replaced. Adjacent to the property there is a large wood-burning oven, while at the back there is a beautiful, completely fenced citrus grove.

## Features

Property ID: CBI094-1877-63739

Contract: Sale

Categoria: Land

Address: Contrada Santa Cecilia, Snc

Zip Code: 72024

Municipality: Oria

Total sqm: 45.000 sq.m.

Farming sq.m.: 45.000 sq.m.









