



Estate for sale in Ostuni

€ 1.800.000

Ref. CBI094-975-63743



1.050 sq.m. | Bathrooms: 30 | Bedrooms: 28 | Rooms: 31

PUGLIA - OSTUNI (BR) - OSTUNI MARINA

Charming 19th century farmhouse immersed in the evocative Apulian countryside, just 800 meters from the sea and 7 kilometers from Ostuni. This authentic example of a fortified farmhouse, dating back to 1800, was converted in the 1990s into a prestigious hotel with a glorious past, being one of the first farms converted for hotel use. The 28 rooms, created from ancient sheepfolds and finely renovated, offer comfort and charm, with outdoor space and private bathroom. Surrounded by centuries-old olive groves and fragrant citrus groves, the structure boasts 1000 square meters of coverage, 80 beds and 2 hectares of adjoining land. With a bar/breakfast room, parking, multipurpose room, reception and garden with fruit trees and a trullo, it represents a unique opportunity for a successful real estate investment in one of the most sought-after areas of Puglia. Closed in the pre-COVID period, the hotel currently requires a slight renovation and revisiting of the internal environments and common areas. Adjacent to the hotel, there is a restaurant belonging to the same family, but not for sale. The possibility of building a swimming pool should also be considered.

Certification

Energy Class: G

EPglnr: 175.00 kwh/□

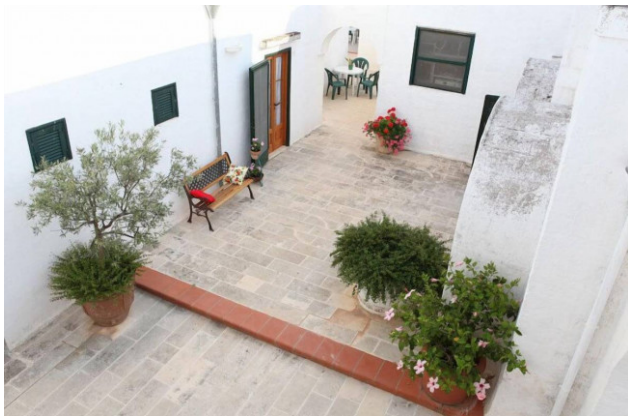


Features

Property ID: CBI094-975-63743	Contract: Sale
Categoria: Estate	Address: Marina di Ostuni, Snc
Zip Code: 72017	Municipality: Ostuni
Total sqm: 1.050 sq.m.	Bedrooms: 28
Bathrooms: 30	Rooms: 31
Internal condition: Discreet	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1800
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private
Sea distance: 800 meter	Kitchen: Present
: Yes	Antenna : Independent
High-speed internet connection	Fastweb connection
Fireplace	Air conditioning
Electric system : Compliant with the building regulations of the time	Shower
Alluminium fixtures	Safety deposit box
Shutters	Sea view
Panoramic view	



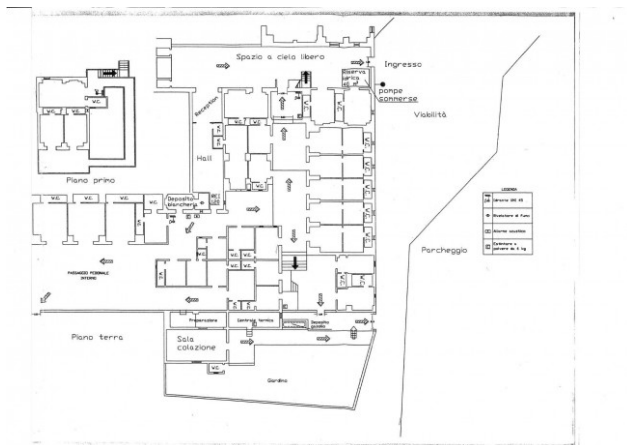












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