



## **Building for sale in Grottaglie**

**€ 1.590.000**

**Ref. CBI118-1844-301698**



**1.200 sq.m. | Bathrooms: 10 | Bedrooms: 10 | Rooms: 27**

In the historic center of Grottaglie, a very ancient Apulian city, we offer for sale a refined historic building of rare beauty dating back to the 18th century.

The entrance is characterized by a majestic hallway and a beautiful stone staircase leading to the second floor and an additional entrance leading to a wonderful garden.

On the ground floor there are currently two large apartments, with independent entrances. On the second floor there are two more apartments, including the master one, which consists of a double living room, a large kitchen, a large dining room, four bedrooms and four bathrooms; through an internal staircase you go up to the top floor where there are two more bedrooms, a bathroom and a terrace with a wide view of the Gulf of Taranto.

In the property the unique and unrepeatable elements are many, from the ceilings with high star, pavilion and barrel vaults, the cloister enriched by a beautiful citrus grove and the elegant porch, a true and extraordinary outdoor space that can be enjoyed in all seasons of the year! This pleasant space is also overlooked by the property's many balconies and terraces.

Another element of unique charm is the large aristocratic apartment located on the second floor, expertly restored, as simple in the articulation of living spaces as it is sophisticated in conferring a sense of comfort and welcome.

There are numerous aesthetic references to the tradition of Grottaglie's ceramic art, from the floors to the bathroom decorations to the furnishings; a surprising synthesis that gives this residence a very high added value.

The apartments located on the ground floor, including the precious outdoor space, having all independent access, are suitable for high target receptive use, thanks also to the size and heights of the rooms. The second floor has a floor area of about 484 square meters, the top floor about 63 square meters plus the terrace. There are also other available spaces such as the cellar and laundry room for



about another 97 square meters in total.

Thanks to its functional and comfortable structure, the layout of the rooms, the square footage but mainly thanks to its strategic location given its proximity to the renowned Ionian coast, the property is an excellent purchase for investment use; in fact, it is suitable to be used both as a private residence and as a charming accommodation. Brindisi airport is about 40 km away, Bari airport is about 100 km away, the beautiful Ionian coast about 15 km away.

#### Pills of History

Grottaglie is a very ancient Apulian city, the birthplace of the father of Latin literature Quintus Ennius, a beautiful landscape located a few kilometers from Taranto, important center of Magna Graecia, from the southern end of the Murgia dei trulli, which includes the wide area that starts from Matera, through Martina Franca in Valle d'Itria and Villa Castelli on the slopes of the Murge. The palace is located near the ceramics district, full of shops carved into the tuff rock, used for the artistic processing of ceramics, known and appreciated worldwide.

## Certification

**Energy Class:** F

**EPglnr:** 216.93 kwh/□

## Features

Property ID: CBI118-1844-301698	Contract: Sale
Categoria: Building	Address: Grottaglie
Zip Code: 74023	Municipality: Grottaglie
Total sqm: 1.200 sq.m.	Bedrooms: 10
Bathrooms: 10	Rooms: 27
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 2	Independent heating: Heating
Date of construction: 1700	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private, 200 sq.m.	Kitchen: Regular Kitchen
Tv Antenna : Autonomous	ADSL Coverage
Fireplace	Air-Conditioned
Telephone System	Sanitary Suspended
Shower	Wooden Window Frames
Shutters	

## Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	





















