

## Villa for sale in Gravina in Puglia

### € 990.000

### Ref. CBI094-169-BA022



**300 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

PUGLIA-GRAVINA (BA) -C. By Lama Cipriani.

On the ancient territory of Gravina di Puglia, steeped in history and archaeological evidence, furrowed by ravines (hence the name), we offer for sale an exclusive renovated historic farmhouse.

Set in the countryside, the Casolare stands out on the horizon with a white building on a lawn of 4,300 square meters, with appurtenances and 15,000 square meters of agricultural land with olive trees.

THE RESIDENCE-It opens with a large living area that is distributed in two directions, distinguished by covers and finishes. The sitting area with fireplace and TV with lowered flat roof opens onto the landscape, the dining area ends in the continuity of the wooden surfaces with the kitchen, presenting a sloping wooden roof. The living area is free and bright with large windows overlooking the surrounding greenery, while the sleeping area of the 3 bedrooms and 2 bathrooms is more reserved, with environments collected in the simplicity and beauty of the fine finishes.

THE PERTINENCIES -Different and distributed, they are also characterized by attention to detail: a main pertinence of about 48sqm, with oven in a large room with bathroom, a gazebo in the large garden, the tennis court, the chicken coop, the vegetable garden and agricultural land.

The essentiality of the architectural lines, the solid wood, the brown metal and the boiserie, the white plasters and the local stone with reciprocal references, are the stylistic notes of this residence, of refined contemporary elegance that, in the material expressiveness it knows how to hand down the strong and austere character of these places.



Borderland between the regions of Lucania and Puglia, 32 km from Matera, 17 from Altamura, the city of Gravina di Puglia (called Matera di Puglia), shares its ancient geological nature rich in puli and ravines and the landscape with expanses of vineyards, wheat and centuries-old olive groves.

Seat of the Alta Murgia National Park, it extends largely on the bank of a ravine more than 100m deep, preserving under the inhabited area an underground world with evidence of an ancient rock civilization. The medieval districts, with narrow streets, houses and churches, connect from the main square with urban stairs to the city of today in a continuity of spaces and ever new panoramic views.

Outside the town, the farmhouse for sale is 5 km from the center of Gravina, 6 km from the Alta Murgia National Park, 75 km from the Castellana Caves, 63km from Bari airport, 175km from Brindisi airport.

## Certification

**Energy Class:** G

**EPglnr:** 210.30 kwh/□

## Features

Property ID: CBI094-169-BA022	Contract: Sale
Categoria: Villa	Address: C.da Lama Cipriani, snc
Zip Code: 70024	Municipality: Gravina in Puglia
Total sqm: 300 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 6
Internal condition: Restored	Floor: Buildings
Total floors: 1	Independent heating: Heating
Parking space: Uncovered Parking	Suitable for Students: Yes
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 4.300 sq.m.	Kitchen: Regular Kitchen
: Yes	Terrace
Antenna : Independent	Porch
SAT Tv : Independent	Storage
High-speed internet connection	Fireplace
Air conditioning	Parquet
Telephone system	Electric system : Compliant with the building regulations of the time
Wall mounted sanitary	Shower
Wooden fixtures	Alluminium fixtures
Preparation for alarm system	Safety deposit box
Shutters	Panoramic view
Land : 5000 □	Airport distance
Shops distance or nearest city	

## Nearby

Tennis courts



















