

Puglia

Ceglie Messapica

Réf. 5116: Masseria with pool in Ceglie Messapica

Prix: € 2.500.000

Description

Characteristics :

- Living area: 350 m²
- Plot size: 30,000 m²
- Bedrooms: 5
- Bathrooms: 4
- Panoramic terrace
- Heating / cooling system
- Heated swimmingpool
- Artesian well
- Video surveillance
- Air conditioning
- Energy performance certificate B

The masseria is located on the eastern side of the Valle d'Itria, in a panoramic position of great expanse and beauty.

The plot extends over approximately 3 hectares. A small part is reserved for the fruit orchard, while another part has been preserved for the Mediterranean scrub. The olive grove, made up of century-old trees and a few hundred trees planted over 4/5 decades, has a production potential of about two thousand kilograms of extra virgin olive oil per year. A garden of about 1,000 m² with lawn and citrus trees, strawberry trees and pomegranates surround the farm. The whole perimeter of the property is defined by the typical dry stone walls, recently rebuilt according to traditional criteria.

The masseria, south-west facing and built entirely in stone, has incorporated part of an old watchtower, whose original architecture has been preserved, and is completed by a building built between 800 and 900.

A wide and elegant avenue leads from the farm to Provincial Road 16. The building has undergone a radical conservative restoration, completed in 2020, which reaffirmed the use and purity of the architectural lines. The entire renovation project was based on the highest standards of technical quality and aesthetic research, which allowed to create a residence of great elegance and living comfort. Every detail has been subject of meticulous research to harmonize the use of natural materials of great value with the absolute technical quality of systems and doors and windows and with the refined simplicity befitting a home in nature.

The farm consists of three residential units:

- The main apartment of approximately 230 m² is located at garden level
- The outbuilding of about 40 m² which overlooks the garden
- On the first floor there is a studio of approximately 70 m²

Each of these residential units has a fully self-contained heating/cooling system.

The main apartment consists of an entrance hall, corridor, a large living room, kitchen, four bedrooms, two bathrooms and two storage rooms, plus the technical room for the systems.

The studio on the first floor, completely surrounded by a large panoramic terrace on two levels, consists of a living room with open kitchen, a large study with closed alcove and a large bathroom.

Finally, the outbuilding consists of a large bedroom, kitchen and large bathroom.

The technical equipment of each housing unit (kitchens, dishwashers, washing machines, refrigerators) is new and of the best brands. The rooms of the farmhouse are furnished with custom designed and built furniture, similar to the internal doors. The furniture also includes pieces of high quality Italian and international antiques, chosen by the owner, an art dealer, according to the criteria of beauty, quality and rarity of the art. It is this furniture that, in combination with furniture and lamps by masters of contemporary design and objects of the local tradition, create a refined cosmopolitan atmosphere in the home.

The first floor apartment is surrounded by approximately 170 m² of terraces, which offer wonderful views over the famous Valle d'Itria. A large and comfortable stone staircase leads from these terraces to the top of the farmhouse which provides an observation point to the horizon.

To the front of the farmhouse there is a paved terrace of approximately 100 m² with a table for alfresco dining and a large outdoor living room with sofas.

The farm is equipped with an artesian well, security is guaranteed by a sophisticated system with cameras, heated swimming pool with panoramic view, technical room, shed for agricultural tools and bathroom.

Distances:

- Ostuni - historic center: 12 km
- Ceglie Messapica - historic center: 6 km
- Cisternino - historic center: 11 km
- Adriatic Sea: 20 km
- Brindisi International Airport: 52 km
- Bari International Airport: 101 km

A truly unique property!!!

Endroit & détails



(la marque n'est pas l'emplacement exact du bien)

- Reference: 5116
- Villa/Ferme
- Vue panoramique
- 20 km de la mer
- 6 km du village
- Jardin
- Terrasse
- Chauffage central
- Climatisation
- Studio indépendant: Oui
- piscine: Oui
- Prix: € 2.500.000
- Surface habitable: 350 m²
- Surface du terrain: 30000 m²
- Chambres: 5
- Salles de bains: 4
- potentiel à la location: Très bon
- Condition du bien: Très bon
- Statut: Disponible

Information

Le processus et les frais d'achat

Pour plus d'information sur la procédure d'achat, n'hésitez pas à nous contacter. Nous vous enverrons avec plaisir notre documentation détaillée sur le processus d'achat, les démarches à faire et les frais d'acquisition.

Que fait ItaliaCasa

ItaliaCasa est un agence international immobilier avec seulement 1 spécialisation: l'immobilier italien! Nous combinons le meilleur de deux mondes. Solidement installé en Italie, nous n'oublions pas nos racines d'Europe du Nord. Nos représentants multilingues en Italie sont une garantie pour une connaissance parfaite des conditions du marché local. Nous comprenons nos clients internationaux comme nous comprenons la manière italienne de faire des affaires. Cela nous permet d'offrir à nos clients la meilleure assistance possible au cours du processus d'achat.

Pourquoi choisir ItaliaCasa?

Nous parlons votre langue et comprenons vos désirs. Sur internet, de nombreux intermédiaires proposent de l'immobilier à l'étranger. Souvent, ces intermédiaires n'ont aucune connaissance de l'immobilier Italien, de la situation du marché Italien, du système juridique Italien, ce qui nuit gravement à un quelconque accompagnement sérieux et professionnel. Chez ItaliaCasa nous connaissons tous les objets proposés et les avons sélectionné spécifiquement pour pouvoir correspondre aux souhaits des clients du marché nord-européen. Ensuite nous accompagnons la totalité du processus d'achat. Il s'agit d'un travail de spécialistes qui savent à quel moment des difficultés peuvent être rencontrées et quelles affaires nécessitent une attention plus particulière lors d'un achat. Tous les aspects cadastraux, juridiques et de permis de construire sont mis en perspective afin de représenter le client au mieux. Avec comme principal objectif : un achat réussi et sans soucis!

Voulez-vous en savoir plus?

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