

Puglia

Salamina Fasano

Réf. 4345: Beautiful exclusive newly built villa with pool and sea views

Prix: € 1.500.000

Description

Newly build, luxury villa with pool nested in a protected natural environment with sea views at a short distance from the villages of Pezze di Greco and Fasano. The house has been built in such a way that the exterior blends in perfectly with the untouched nature while the interior has been finished according to high modern standards. The house has a large modern kitchen with a six meter worktop and an a cooking island with built-in wine cooling, oven, steam oven and microwave of a renowned brand. Dishwasher and refrigerator are built-in and an extra SMEG design freezer provides plenty of extra space. The total interior space is approximately 400 m2 including the open outdoor areas, excluding the four gazebos that together provide 150 m2 of shade. The interior and exterior floors are made of original Pugliese natural stone and fit together seamlessly, creating an impressive spatial effect. The two bathrooms and an extra toilet are also beautifully finished, a wonderful outdoor shower can be used almost all year round. The energy supply is generated by 22 solar panels and the water in the pool is heated by solar panels, making it possible to swim at a pleasant temperature during the cooler period. The house is partly built into the mountain, creating a cool atmosphere even in hot summers. The house is equipped with air conditioning that only needs to be switched on in extreme situations. The house has a spacious swimming pool of 6 × 18 meters and is equipped with a cover that can be rolled up automatically. Almost the entire plot of 8,000 m2 is walled with original limestone, making it very safe but also creating an impressive impression on the outside of the property. There is access through three gates, the main entrance is electrically operated. On the surrounding land there are about 80 olive trees that are perfectly maintained and the olives produce a superior quality extra virgin olive oil. Adjacent to the villa is a plot of approximately 4,000 m2 with an old house, which was purchased in 2019. After renovations, the house can be a perfect guest house. The plans have already been made. The extra house to be restored provides space for four or five bedrooms or other rooms. In total approximately 100 m2

Layout:

On the first floor there is a large open living space with a sitting area by a fireplace, an area that can also be used as an indoor dining room, a large open kitchen and a cozy dining room with two gas fireplaces. Next to the upstairs entrance is a room with a very luxurious toilet, from which the room with washing machine, dryer and storage is also accessible. Here is now also a second design freezer, but the space is also very suitable as a bedroom. The total floor is inside 16 by 12 meters. In addition to the interior rooms, there is a covered outdoor dining room that looks out on the sea side on two sides and can be closed with glass if desired. Directly in front of the entrance door is a gazebo including a modern sofa and a dining area. The ground floor is reached from above via a spacious open staircase and consists of an extremely large bedroom with fireplace, luxury bathroom, toilet, bidet, shower and double sinks. There are three rooms that can be used as bedrooms with a walk-in wardrobe and an extra bathroom. There is also a downstairs entrance that connects the open indoor outdoor space with the entrance hall downstairs. An outside staircase also gives the opportunity to go from one floor to the other in the open air.

The location of the villa is perfect: all shop and shop facilities can be reached within five to ten minutes. The distance to the sea with beautiful beaches and a large number of lidos is 15 minutes. The

driving time to Savelletri, Torre Cane, Ostuni and Cisternino is also about 15 to 20 minutes. The Dune Costiere nature reserve can also be reached at the same time.

Endroit & détails



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

- Reference: 4345
- Villa/Ferme
- Vue de mer
- Vue panoramique
- 10 km de la mer
- Jardin
- Terrasse
- Balcon
- Chauffage central
- Cheminée
- Climatisation
- Garage: Oui
- Studio indépendant: à réaliser
- piscine: Oui
- Prix: € 1.500.000
- Surface habitable: 500 m²
- Surface du terrain: 8000 m²
- Chambres: 5
- Salles de bains: 2
- potentiel à la location: Très bon
- Condition du bien: Nouvelle construction
- 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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