

## Country houses for Sale in Ostuni (BR)

1.950.000 €

Ref: CA582P



**Size:** 330 sqm

**Field:** 3,8 ha

**Rooms:** 14,5

**Bedrooms:** 6

**Bathrooms:** 6

**Swimming pool:**

Privata

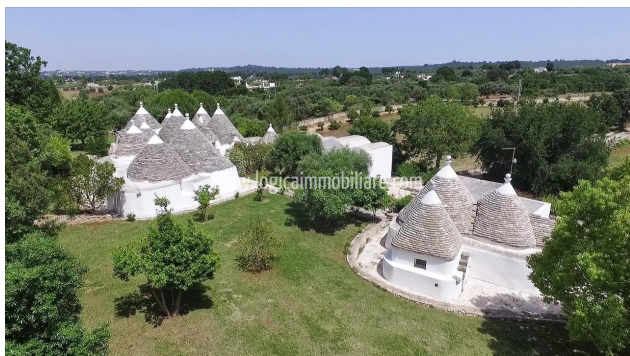
**Energy class:** G

**IPE:** 175

Immersed in the charming landscape of Itria Valley, between Ostuni and Cisternino, an enchanting property consisting of 13 trulli and two lamias for a total area of about 330 sqm, surrounded by a beautiful garden with a swimming pool and about 4 hectares of land. A small hamlet dating back to 1848, as evidenced by an existing stone engraving, delimited by characteristic dry-stone walls, completely renovated with traditional materials and techniques, extreme attention to details and in perfect harmony with modern comforts and local traditional elements. A suggestive road leads to a large square of about 1000 sqm, which houses the entire complex divided into four distinct buildings. The main group of trulli is made up of a living room, kitchen, dining room, study, utility room and a bedroom with bathroom. An ancient oven joins the main trulli to the two lamias, which both have a bedroom with bathroom. Detached from the main unit there are two other groups of trulli consisting respectively of a living room with kitchenette, bedroom, and bathroom. The fourth building consists of two bedrooms and a bathroom and can also be converted into a house or used as a laundry and ancillary rooms. Perfect lighting enhances the beautiful garden, which houses a swimming pool of about 100 sqm, with a large stone-paved solarium area and a charming pergola ideal for pleasant convivial moments or absolute relaxation. The property, characterised by two entrances, is surrounded by approximately 38,000 sqm of land peppered with olive groves and arable land, including a further small building registered as a building in a state of collapse, and an artesian well. The property is provided with all the systems, water and sewage, electricity, and gas. This full of charm property has an enormous potential, as it is currently used as a tourist accommodation facility, but it can also be perfect as a personal home for those who want to live immersed in nature, in close



contact with the living tradition of the beautiful land of Puglia. Cisternino is about 4 km away, Martina Franca 8 km, Ostuni 13 km, the beaches of the Adriatic Sea 20 km, Bari airport 90 km and Brindisi airport 55 km.











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