

## Country houses for Sale in Tricase (LE)

400.000 €

Ref: CA296P



**Size:** 160 sqm

**Field:** 1,5 ha

**Rooms:** 7,5

**Bedrooms:** 2

**Bathrooms:** 3

**Energy class:** F

**IPE:** 160

Stepped into the wonderful landscape of an olive grove of about 15000sqm, amazing real estate composed of two separated buildings, both characterized by typical features of the local architecture, located only 5km away from the suggestive harbor of Tricase. The main house, a newly built one, is a suitable example of a smart new use of the original architecture once used to build countryside houses of this area, and it is composed by entry-living room with fireplace and a large kitchen-dining, two bedrooms with en-suite bathrooms, hallway and guests bathroom, for a total area of about 95sqm. The furniture and the regard for the finishings according to high level standards make this property seem a perfect place to live in a pleasant and calm environment. The entryway is introduced by a large 'portico' supported by tuff pillars, ideal place to spend relaxing open-air moments; from this point an external tuff staircase leads to the terrace and allows the wonderful view of the olive grove surrounding the house. Inside very wide double-glazing windows offer an amazing view of the whole property; all the rooms have heating and airconditioning system, Wi-fi, alarm system, solar panels for domestic hot water, a deep stratum artesian well for drinking water, as well as a rainwater system for irrigation. The property is completed by a 'chianche' flooring - typical apulian stone - all around the house, a barbecue area, a lovely and discreet corner with aromatic herbs and flowers, a small alcove with stone bench and coffee table. Right next to this house there is the other building of about 65sqm, currently unused by the owners, but that could be used as guests house by only making some small finishing works. The structure is in perfect conditions and it is composed of two rooms where the original flooring called it's still well kept, made with a very peculiar technique in order to obtain a closed surface, with no slits or joints, called 'in seminato'. The special beauty of the entrance porch



improved with decorative pilaster strips, the starry vaults and the delicate polychromy of the floorings, all reminding the noble family who first built this property. The 150 olive trees surrounding the house make this property a peaceful refuge full of colours and perfumes, typical features of this magical territory. Lecce is 54 km away, Brindisi airport 90 km, the sea with its crystal clear waters is only 5 km away while Castro and Santa Maria di Leuca are about 10 km away.







*LOGICA IMMOBILIARE S.R.L.*

*Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)*

*P.IVA: 01257190528*

*Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: [info@logicaimmobiliare.com](mailto:info@logicaimmobiliare.com)*