

Country houses for Sale in Nardò (LE)

1.970.000 €

Ref: CA553P



Size: 2000 sqm
Field: 3 ha
Rooms: 30
Bedrooms: 15
Bathrooms: 20
Swimming pool:
privata
Energy class: G
IPE: 175

About 1 km from the clear and crystalline waters of the Ionian Sea, an ancient farmhouse from the 1800s with a sixteenth-century tower, with 2000 square meters of covered surface, tennis court, 2 swimming pools and 3 hectares of land. The masseria, in perfect static conditions and currently used as an agritourism, this splendid property represents the characteristic rural building settlement of the time in Puglia, which is already present, as witnessed by some documents of the time in the ounce cadastre of the 1750. It is characterized by the presence of ancient star vaults in tuff from the Avetrana quarries, thick perimeter walls of tuff finished with lime, dry stone walls define the border and plants typical of the Mediterranean vegetation frame it in a perfect combination of rusticity and ancient charm. The main body at the entrance is arranged over two levels, giving it a regal and imposing appearance. Its numerous rooms have vaulted ceilings in the part on the ground floor, and barrel-vaulted ceilings in the upper floor. There are numerous details referring to household life, such as the stables with their mangers now used as guest rooms, the large halls, the twelve fireplaces in different rooms. The upper part has always represented the main house, with three bedrooms, a large living room overlooking the sea, a kitchen with fireplace, two bathrooms and two splendid terraces. The rooms, now used as accommodation facilities, are twelve, each with an attached private bathroom and anteroom. The current stables could be converted into a further eight spacious rooms or a relaxation area for guests if it continues to be an accommodation facility. The restaurant area is very large and could accommodate a hundred people. It is equipped with standard bathrooms with access for the disabled people, and a huge industrial-style kitchen for preparing meals for guests. It is complete with fireplace and oven, changing rooms, and attached bathrooms for

staff. The property includes a laundry area. The large, covered surface allows the creation of several new rooms or common areas for guests, therefore, the potential of the farm is considerable. Two large swimming pools, overlooking the tower, allow the right refreshment in the hot summer days in Salento. The land is about 1 hectare and is arable, it's a space for horse riding. In addition, there is a tennis court, large parking areas, and a currently unused camping area. The masseria, with its characteristic rural features, does not require major renovations. The last intervention was carried out in 2001. Now, it is equipped with systems, in accordance with the law, and has accessibility, as well as all the certifications, authorizations and licences that are necessary for the agritourism business. A unique property, with great potential. Through a conservative restoration, recovery and expansion, aiming at enhancing the historical-cultural value of the masseria, would restore the property to its ancient splendour, giving it uniqueness, also thanks to its location, only 900 meters from the beach of Porto Cesareo, 29 km from the baroque town of Lecce, and 62 km from Brindisi airport.







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