

## Villas for Sale in Latiano (BR)

**1.750.000 €**

**Ref: VL286P**

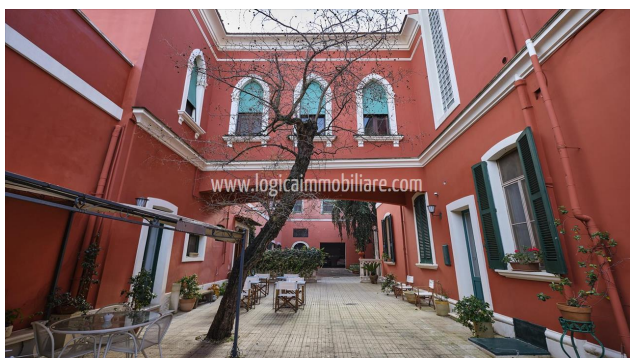


**Size:** 1700 sqm  
**Rooms:** 52,5  
**Bedrooms:** 18  
**Bathrooms:** 12  
**Energy class:** G  
**IPE:** 175

Located in the ancient Messapian village of Latiano, in the heart of Alto Salento, charming Venetian-style property dating back to the early twentieth century, consisting of two separate buildings, but connected to each other by a characteristic bridge, for a total of about 1700 sqm. Well-kept and luxuriant gardens extending to about 1320 sqm, constitute the entrance to the property, that is characterized by fruit trees and floral essences. The main building is the manor house, which is arranged over two floors. On the ground floor, accessible from various entrances, are several drawing rooms, while the upper floor offers two living rooms, a kitchen and dining room, three bedrooms with two bathrooms, and a veranda. A bright bridge connects the villa with the second building, where once were the old stables. A part of this building, recently and carefully renovated, is currently used as an accommodation facility. It consists of two suites, each with private bathroom and shower overlooking the respective bedrooms, and a master room with bathroom and living room. The atmosphere of each room is suggestive thanks to the privacy and airiness given by both the fascinating vaults with exposed stone, and the direct access from each room onto an outdoor patio. The structure is complemented by a reception room, a breakfast room and a bar, as well as an elegant staircase that leads to a beautiful terrace, that is equipped with hydromassage, solarium and bar. The other part of the building includes a large garage that in ancient times was an oil mill, and two floors, that house several rooms. Here, a project for the construction of further twenty-five bedrooms has been designed. This is a fascinating property, where the peculiarity does not consist only in the uniqueness of its style, but finds its magnificence in detail, such as the decorations of the period floors, the suggestive vaults, the ancient elements that blend well with the modern comforts. Moreover, its conformation and versatility make it particularly



suitable for a private use and, at the same time, for a highly charming tourist accommodation. This ancient dwelling is equipped with all services. Furthermore, the presence of two driveways, a storage room for garden tools and the possibility of building a swimming pool, make this property an excellent investment, also considering the strategic position in which it is located. From here, it is easily to reach the main places of interest in the Valle d'Itria. The crystal-clear Ionian Sea is about 30 km away, while the Adriatic Sea and Brindisi airport are only about 20 km away, the baroque town of Lecce 50 km.











*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)*