



logica immobiliare  
la soluzione a portata di mano

## Farms for Sale in Avetrana (TA)

2.850.000 €

Ref: TAZ57P



**Size:** 600 sqm

**Field:** 140 ha

**Rooms:** 25

**Bedrooms:** 7

**Bathrooms:** 5

**Energy class:** G

**IPE:** 175

Located in the immediate vicinity of the historic city of Avetrana, an enchanting agricultural structure that offers a breathtaking view of the sea. A splendid olive grove setting, surrounded by the characteristic dry stone walls, give this place a unique atmosphere of great peace and tranquility. The company covers a total area of approximately 140 hectares, of which the majority, approximately 110 hectares, is olive grove. In addition to the large extension of olive trees, most of which are of Leccino quality, there are approximately 6 hectares of vineyards for the production of Primitivo di Manduria wine, approximately 9 hectares of almond groves as well as arable land, pasture and Mediterranean scrub which offers the possibility of creating paths trekking for sports and nature lovers. In addition to the agricultural aspect, the company has another great potential, which is tourism accommodation. With its privileged location and the beauty of the surrounding landscape, it is the ideal place for the development of a successful agritourism. Currently, there is already a restaurant which together with external pergolas can accommodate up to 60 people; a residential building, various warehouses and porches for a covered area of approximately 600 sqm, sheds and pergolas for a further 600 sqm approximately and a surrounding space of approximately 7,300 sqm. In addition to what is present, there is the possibility of creating rooms with bathrooms, camping pitches and a swimming pool for agritourism expansion. With its large available spaces, this structure offers the opportunity to expand the production of high quality extra virgin olive oil and wine, as the geographical area to which it belongs is the area most suited to its production. Thanks to the proximity of Brindisi airport, the property is easily accessible by tourists from all over the world. The strategic position and the uniqueness of the surrounding landscape make this property an ideal tourist investment, the

perfect place to realize numerous and different life projects. The wonderful waters of the Ionian Sea are just a few km away, Porto Cesareo 20 km, Lecce 45 km, Brindisi airport 50 km





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