



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
P.IVA e C.F.: 04756020758
Tel.: (+39) 0832 099369

Farmhouse for Sell in San Pancrazio Salentino

📍 Strada Provinciale 74 - Contrada Farai, Brindisi, 72026 (BR)

553.000€



Contact info



Coldwell Banker Gruppo Bodini

Cristiano De Riccardis

Phone: +39 0832 099369

Description

SAN PANCRAZIO SALENTINO

In the heart of the Salento countryside, we offer for sale an **exclusive fully renovated farmhouse** of approximately 160 sqm, set in a natural landscape of rare beauty and surrounded by about **3.5 hectares of land** entirely enclosed by traditional dry-stone walls.

A charming driveway leads to the property, ensuring privacy and a sense of elegance from the very first approach.

The farmhouse is spread over two floors and is designed for those who wish to live in the tranquility of the countryside without giving up comfort, elegance and modern features.

The interiors are enhanced by stunning **star-vaulted ceilings with exposed stone**, creating an authentic, warm, and refined atmosphere.

On the **ground floor**, a bright living area opens up, featuring a kitchen and lounge, completed by a bathroom serving the living space. This level also includes a bedroom with an en-suite bathroom and a striking freestanding bathtub placed at the center of the room, as well as a practical utility/laundry room.

An elegant internal marble staircase leads to the **first floor**, where there is an additional bedroom with a private bathroom and, once again, a scenic central bathtub, a hallway, and direct access to a large panoramic terrace of approximately 50 sqm, perfect for relaxing while enjoying open views over the countryside.

The true highlight of the property is the view: every room offers wide, uninterrupted views of the surroundings, providing natural light, and a constant sense of peace and connection with nature.

The surrounding land features **newly planted fruit trees and olive trees** and is equipped with a full irrigation system, as well as an artesian well.

The property includes **underfloor heating** and **thermal break aluminum window frames** with integrated mosquito screens, ensuring year-round comfort. Additionally, it is energy self-sufficient thanks to a 5.5 kW **photovoltaic system** with a 7.2 kW storage unit.

A **cellar** completes the property, ideal for creating a dedicated wine storage area.

The **location is strategic:** while immersed in the tranquility of the countryside, the farmhouse is just a short distance from cities such as Lecce, Brindisi, and Taranto, offering easy access to both the Adriatic and Ionian coasts.

An ideal solution both as a **prestigious private residence** and as an **investment for a charming hospitality business**. Living here means waking up every day surrounded by the authentic beauty of Salento.

Details



Property ID: CBI069-1441-133143



Surface: 350.00 m²



Rooms: 6



Bathrooms: 3



Energy Class: A1 EP glnr: 64.98 kwh/m²



Bedrooms: 2

Property Features



Floor: On two levels



Conservation status: Renovated



Current condition: Free upon deed



Surface: 350.00 m²



Rooms: 6



Bedrooms: 2



Bathrooms: 3



Kitchen: Habitable



Parking space: Uncovered



Garden: Private,



Terrace: Present

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices

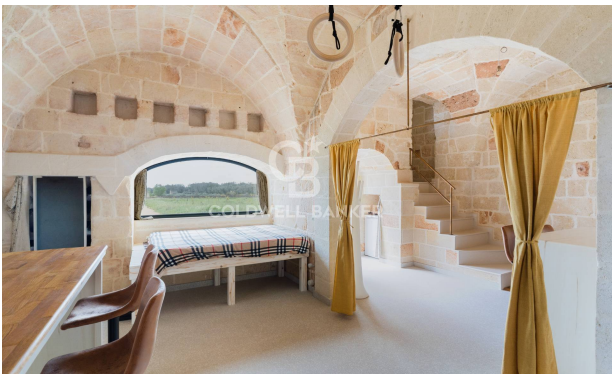
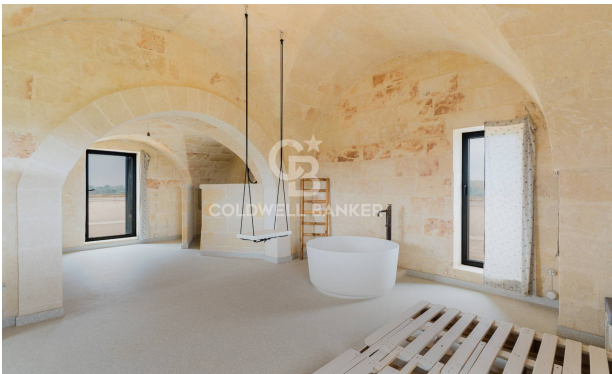
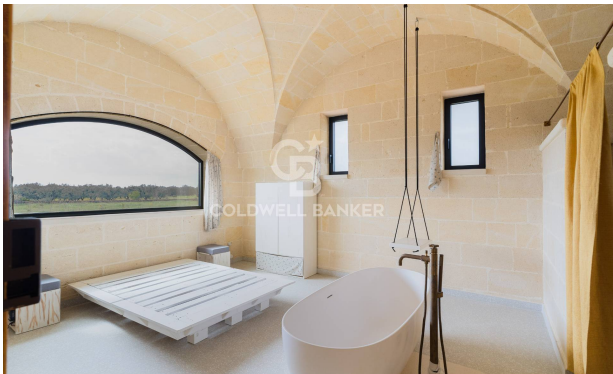
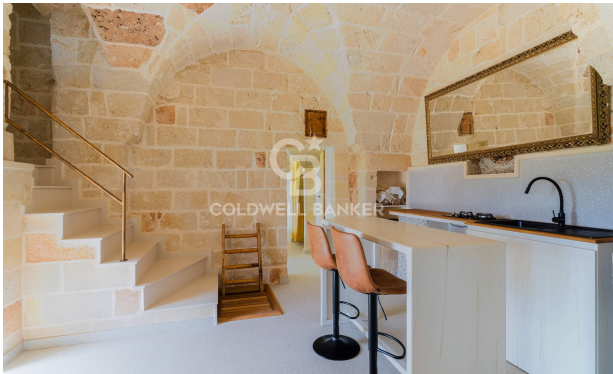


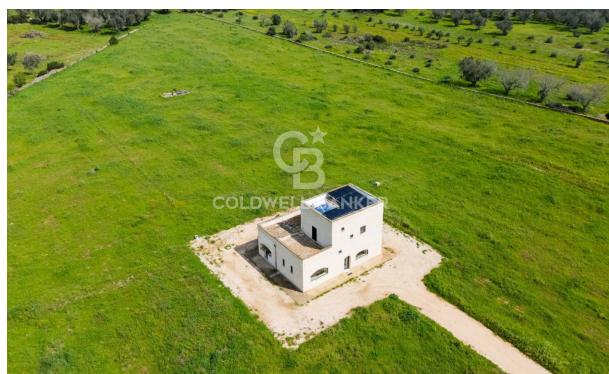
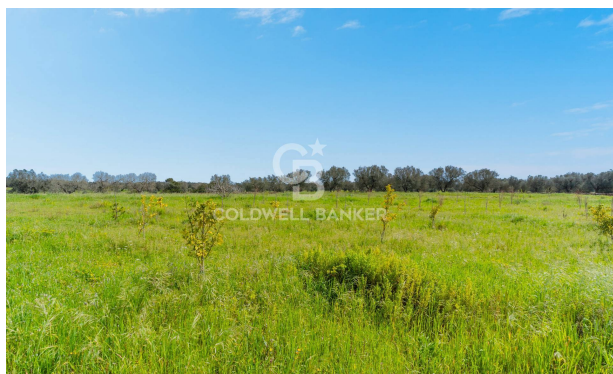
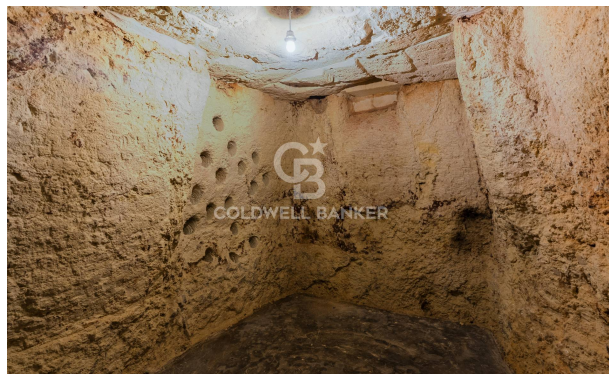
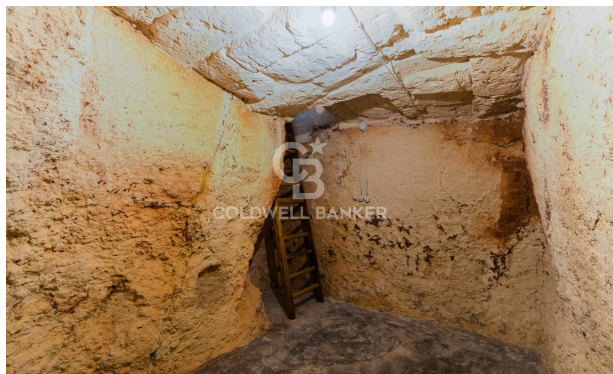
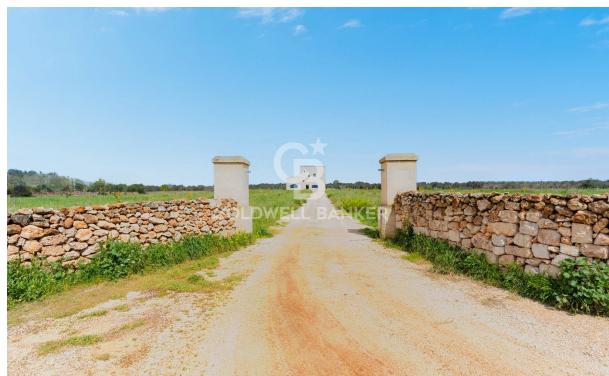
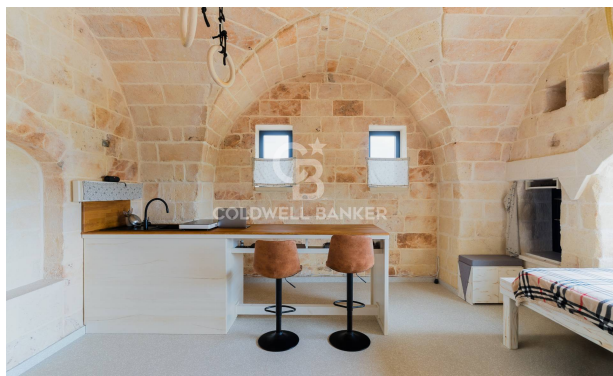
Shopping centres



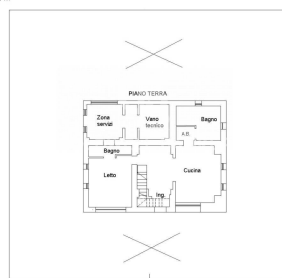
Municipal office

Images

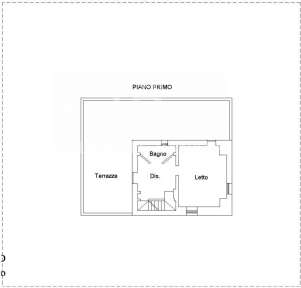




Piano Terra h= 3.32 m



Piano Primo h= 3.12 m



Piano interrato h= 1.60 m

