



COLDWELL BANKER
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Farmhouse for Sell in Castellaneta

📍 Strada Statale 7, Taranto, 74011 (TA)

1.200.000€



Contact info



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Description

CASTELLANETA – TARANTO

Nestled in the silence and colors of the countryside of Castellaneta, characterized by the evocative landscape of the Apulian ravines and an integral part of the Murgia Tarantina, just 10 minutes from Castellaneta Marina, this extraordinary historic masseria represents a rare opportunity for those dreaming of a timeless place where tradition, nature, and vision come together in perfect harmony.

Authentic and captivating, the property stands as a significant testament to a rich and fertile past, deeply rooted in agricultural culture, still capable today of conveying the charm and solidity of ancient rural life.

The main building of the masseria extends over a total area of approximately 1,500 sqm, within a broader context reaching around 2,200 sqm of built structures, including additional units distributed across the estate. These include storage buildings, haylofts, chicken coops, and stables, originally used for the storage and processing of agricultural and livestock products, and now offering valuable spaces to restore and enhance.

The main building, impressive and full of character, is arranged over two levels:

- On the ground floor, approximately 1,150 sqm, there are vast spaces once used for various agricultural activities, including large storage areas, a charming olive mill, ancient feeding troughs, and striking barrel-vaulted ceilings. These authentic, scenic spaces are ideal for reinterpretation in a modern key while preserving their historical value. There is also a cozy one-bedroom apartment of about 80 sqm, consisting of a living area with bathroom and a bedroom.
- The first floor houses the residential area, with two large independent apartments, both featuring panoramic terraces overlooking the surrounding countryside:
- The first apartment, approximately 210 sqm, includes an entrance hall, living room, kitchen, three bedrooms, bathroom, and storage room;
- The second, approximately 140 sqm, offers a living room with open-plan dining area, one bedroom, bathroom, storage room, as well as a panoramic terrace and an additional smaller terrace.

Enhancing the charm of the main building is a small rural church, rich in history and adorned with frescoes-an element of great value that further elevates the unique character of the masseria.

The property also includes fascinating underground spaces (hypogeal rooms) of approximately 450 sqm, with strong historical character, once used for agricultural activities and now ideal for conversion into a wellness area (spa, relaxation zone). It is completed by surrounding land of about 2 hectares, offering ample development opportunities, from the creation of a swimming pool and sports facilities to agricultural or landscape enhancement.

This masseria lends itself to multiple uses. It could become, for example:

- A prestigious private residence full of charm-an exclusive retreat immersed in nature, ideal for those seeking privacy, space, and authenticity;
- A high-end hospitality property, perfect for developing an agriturismo, relais, or boutique hotel, taking advantage of the beauty of the historic spaces and proximity to the sea;
- An excellent investment in rural and experiential tourism.

A property with enormous entrepreneurial potential, capable of combining hospitality, wellness, gastronomy, and tradition.

A residence of timeless charm, ready to be reborn through a project that enhances its historical soul and transforms it into a living or hospitality experience of extraordinary value.

The masseria is located just a few minutes from the center of Castellaneta, 15 km from the sea, 42 km from Taranto, 73 km from Bari International Airport Karol Wojtya, and 100 km from Brindisi Airport.

Do not hesitate to contact us for more information or to arrange a viewing! We will be happy to accompany you in discovering this beautiful property.

Details

 Property ID: CBI069-829-133105	 Surface: 2500.00 m²
 Rooms: 36	 Bathrooms: 4
 Energy Class: G EP glnr: 347.71 kwh/m²	 Bedrooms: 5

Property Features

 Floor: On two levels	 Conservation status: To be renovated
 Current condition: Free upon deed	 Surface: 2500.00 m²
 Rooms: 36	 Bedrooms: 5
 Bathrooms: 4	 Kitchen: Habitable
 Position: Peripheral	 Balconies: Presente
 Parking space: Uncovered	 Garage: Shed
 Garden: Private,	 Fireplace: Yes
 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

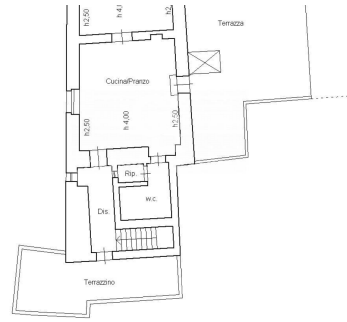


Municipal office

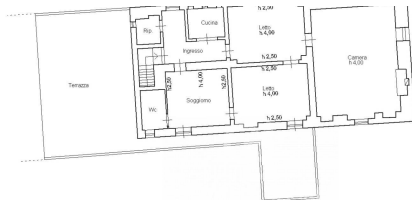
Images







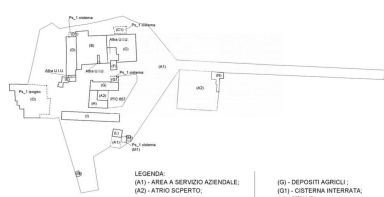
PIANO TERRA



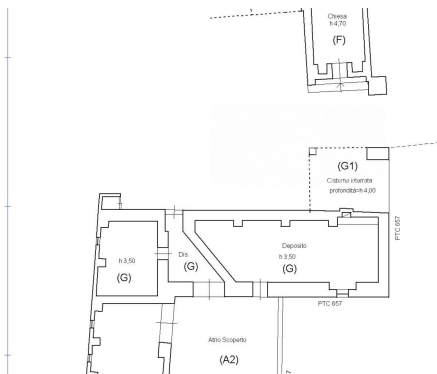
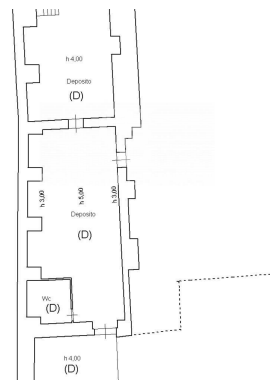
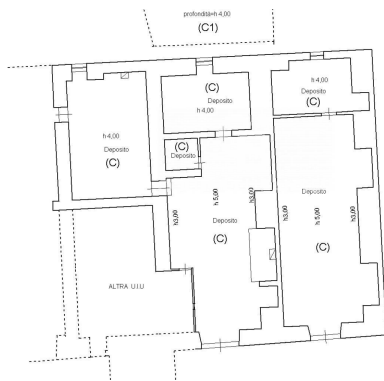
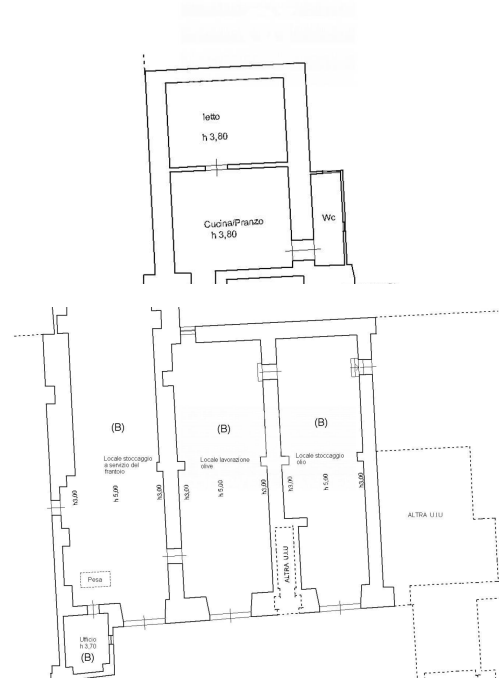
PIANO TERRA

PLANIMETRIA GENERALE DELL'AZIENDA

PIANO TERRA



- LEGENDA:
- (A1) - AREA A SERVIZIO AZIENDALE;
 - (A2) - ATRIO SCOPERTO;
 - (B) - LOCALI FRANTOIO;
 - (C) - DEPOSITI AGRICOLI;
 - (C1) - CISTERNA INTERRATA;
 - (D) - DEPOSITI AGRICOLI;
 - (D1) - CISTERNA INTERRATA;
 - (E) - DEPOSITI AGRICOLI;
 - (F) - CHIESA RURALE;
 - (G) - DEPOSITI AGRICOLI;
 - (G1) - CISTERNA INTERRATA;
 - (H) - STALLE;
 - (I) - TETTOIA PIENILE;
 - (L) - TETTOIA;
 - (M) - POLLAI;
 - (N1) - CISTERNA INTERRATA;
 - (N) - DEPOSITI AGRICOLI;
 - (O) - PH-POGGIO (DEPOSITI AGRICOLI);



ANO TERRA

