Coldwell Banker Gruppo Bodini
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Villa for Sell in San Vito dei Normanni

Contrada Campi, Brindisi, 72019 (BR)

159.000€



Contact info



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Description

In the countryside of San Vito dei Normanni, in Contrada Campi, towards Mesagne, we offer for sale a large villa immersed in the authentic tranquility of the Apulian countryside.

The property extends over approximately 17,000 square meters of land, meticulously maintained and adorned with olive trees, fruit trees, and citrus trees.
The property is divided into two independent residential units:

Main residence
Welcoming and bright, it comprises a living room with a fireplace, an eat-in kitchen, a bathroom, and two bedrooms. One of the bedrooms, located in the historic section of the property, features a charming barrel vault made of local stone, a charming element that recalls the area's architectural tradition.
Outside, two large verandas, one of which is enclosed, offer versatile spaces ideal for enjoying the home in every season.

Second home
Consisting of a large living room, bedroom, bathroom, and kitchen, it offers an extraordinary opportunity for customization. With renovations, it could be transformed into a charming guesthouse, further enhancing the property's potential.

The villa has independent heating with radiators and an artesian well. It is in good overall condition and, with minor renovations, is ready to move into.
An ideal solution both as a private residence for those who wish to live immersed in nature without sacrificing comfort, and as an investment in the tourism and hospitality sector, thanks to its generous dimensions and setting.

The location is strategic: about 2 km from San Vito dei Normanni, 12 km from the crystal-clear waters of the Adriatic Sea, and about 20 km from Brindisi International Airport.
The main villages of the Itria Valley-Ceglie Messapica, Martina Franca, Cisternino, Ostuni, Locorotondo, and Alberobello-are easily accessible, as are the renowned Torre Guaceto marine protected area and the splendid towns of Salento, including Lecce and Gallipoli.
A property with authentic charm, combining tradition, nature, and investment opportunities in one of Puglia's most sought-after areas.

Contact us for more information or to arrange a visit.

Details

Property ID: CBI092-2166-64019	Surface: 162.00 m²
Rooms: 5	Bathrooms: 2
Energy Class: G EP glnr: 460.28 kwh/m²	Bedrooms: 3

Property Features

- Floor: Ground floor
- Conservation status: Discrete
- Current condition: Free upon deed
- Surface: 162.00 m²
- Rooms: 5
- Bedrooms: 3
- Bathrooms: 2
- Kitchen: Habitable
- Position: Touristic
- Shower: Yes
- 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



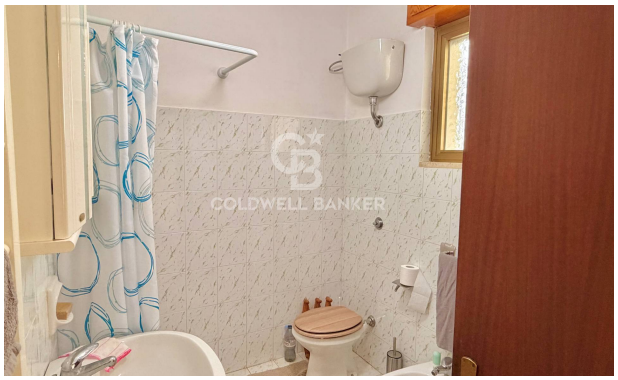




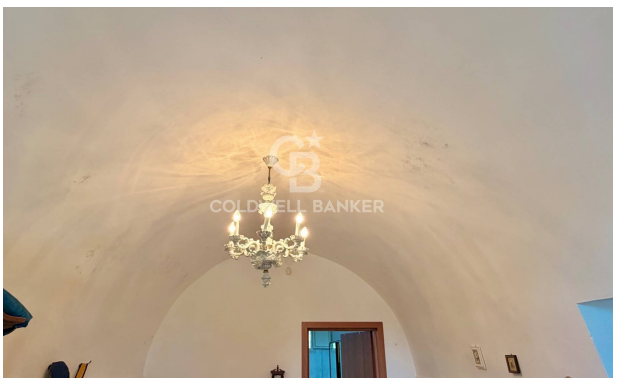




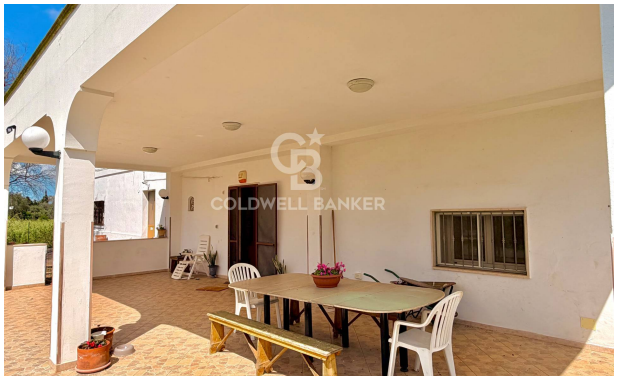




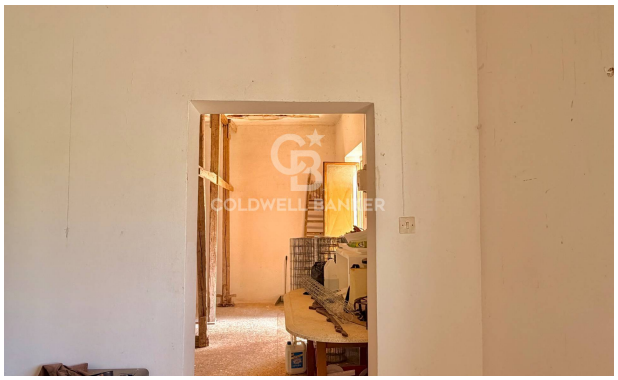
































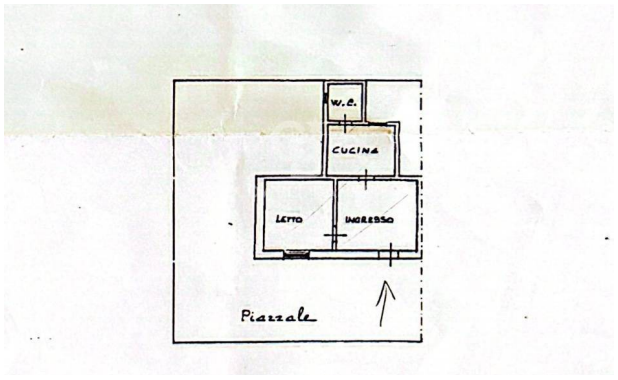


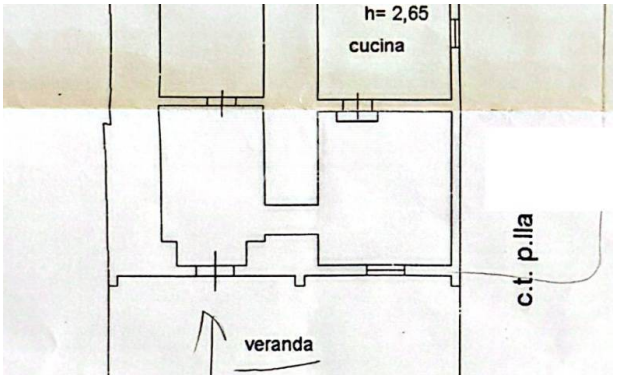









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