



COLDWELL BANKER
GRUPPO BODINI

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Villa for Sell in San Vito dei Normanni

📍 Brindisi, 72019 (BR)

130.000€



Contact info



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Description

A generously sized rustic country villa, approximately 200 square meters, in the countryside of San Vito dei Normanni, specifically in the renowned Contrada San Giacomo. The property has two entrances, one with a gate, and is set on a spectacular and well-maintained plot of approximately 11,550 square meters, enclosed by a dry stone wall. The lush grounds are planted with numerous fruit trees, particularly citrus trees, including approximately 350 orange trees (encompassing nearly every variety and species), as well as pear, grapefruit, lemon, pomegranate, cherry, peach, apple, apricot, chestnut, walnut, and other trees. The property comprises a large and bright entrance hall with a fireplace, three bedrooms, each with a window, an eat-in kitchen, and a bathroom. Attached to the villa is a large garage with a storage room and a storage room. It features an independent heating system with radiators, powered by a boiler that can be used with various natural fuels, such as wood, pellets, and more. It also produces hot water. For water, there are two large cisterns and an artesian well. It is in good overall condition with fairly up-to-date flooring and systems, so with minor modernization, it can be immediately habitable. It is an excellent investment for those seeking a property for personal use, as a primary residence, or for those who love the countryside. Or, given its generous size and rich land, it could be considered for short-term rentals, a B&B, a country house, or even a farm stay with its own produce and local businesses.

Strategically located in the center, surrounded by the area's major tourist attractions, approximately 3 km from San Michele Salentino, approximately 5 km from San Vito dei Normanni and its train station, approximately 8 km from Latiano and its train station, approximately 15 km from the Adriatic Sea, approximately 40 km from the Ionian Sea, and approximately 28 km from Brindisi International Airport.

A Coldwell Banker exclusive. Contact our agency for more information or to schedule a viewing.

Details



Property ID: CBI092-804-63896



Surface: 190.00 m²



Rooms: 4



Bathrooms: 1



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **190.00 m²**



Rooms: **4**



Bedrooms: **3**



Bathrooms: **1**



Kitchen: **Habitable**



Position: **Central**



Shower: **Yes**

Nearby



Public transports

Images













