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Land for Sell in Latiano

📍 Contrada Coltura, Brindisi, 72022 (BR)

70.000€



Contact info



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Description

PUGLIA – LATIANO (BR) – COLTURA DISTRICT

Nestled in the peaceful countryside between Latiano and San Vito dei Normanni, this plot of land represents a rare opportunity to create a build-ready property, with approved planning permission for a villa with a swimming pool and a characteristic traditional trullo/storage building in need of renovation. The setting guarantees privacy, authenticity, and all the charm of rural Puglia, while remaining perfectly connected to the area's main towns.

The property extends over approximately 8,647 square meters of land and has already been approved for the construction of a Mediterranean-style villa with a swimming pool, in addition to the renovation of the existing rural structure. The project authorizes a total area of approximately 123 square meters, of which approximately 77 square meters are intended for residential use and approximately 46 square meters for storage/warehouse use, in compliance with local planning regulations for agricultural areas. The layout of the spaces has been designed to create an elegant and private residence, combining contemporary comfort with Apulian architectural tradition.

Furthermore, the construction of a 40 sq m swimming pool has already been approved, making this property ideal both as a charming private residence and as an investment for high-end tourist rentals. The existing trullo/storage building adds further character and architectural value to the entire project.

The location is particularly strategic: Ostuni, Oria, and Francavilla Fontana can be reached in about 20-25 minutes, the Adriatic Sea in about 20 minutes, and Brindisi International Airport in about 30 minutes. Supermarkets and essential services are easily accessible by car in about 5-10 minutes, offering the perfect balance between rural tranquility and everyday conveniences.

The land also lends itself to a refined, customized landscape design, with olive groves, Mediterranean plants, fruit trees, aromatic gardens, and outdoor spaces dedicated to relaxation and conviviality around the villa and pool. Access is via a quiet country road, and electricity is readily available nearby, making connections easy.

One of the main advantages of this opportunity is the presence of an approved building permit, which significantly reduces time and bureaucratic complexity, allowing work to begin quickly.

Possibility of combined purchase

There is also a neighboring plot of land available, sold separately at the same price of €70,000, which also has an approved permit for a villa with a swimming pool and the recovery of existing structures.

The two lands can therefore be purchased:

separately, at €70,000 each, or together, for a total of €140,000. This solution offers an exceptional opportunity to realize: A large private property, a project with two detached villas, a multi-family residence, or a high-end tourism and hospitality investment in one of Puglia's most sought-after countryside locations. Contact us today for more information or to arrange a private viewing.

Details



Property ID: CBI094-2655-64171



Surface: 8647.00 m²

Nearby

 Beauty centres

 Nursery school

 Bar

 Post offices

Images

