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Coldwell Banker Gruppo Bodini
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Farmhouse for Sell in Trani

📍 STRADA PROVINCIALE 13, Barletta-Andria-Trani, 76125 (BT)

450.000€



Contact info



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Description

PUGLIA – TRANI – PROVINCIAL ROAD 13

We invite you to discover this charming property through the presentation video, to fully grasp its atmosphere, spaces, and potential.

Coldwell Banker Gruppo Bodini offers for sale a prestigious equestrian center with a main villa, outbuilding, olive grove, and large functional spaces, located in the heart of Puglia.

Immersed in the quiet countryside yet perfectly connected to the area's main urban centers, the property extends over a total area of approximately 14,200 square meters, offering an ideal combination of living comfort, operational functionality, and entrepreneurial potential.

The equestrian center is fully equipped and boasts perfectly functional facilities, including spacious stables, horse boxes, a tack room, a washing area, paddocks, and work areas for equestrian activities and training. Each area has been carefully designed to ensure maximum animal well-being and efficient management of sporting and recreational activities.

The main villa, approximately 218 square meters, is in excellent condition, with meticulously finished finishes and well-organized interior spaces. It comprises a large living room, eat-in kitchen, spacious bedrooms, bathrooms, porches, and a well-organized outdoor area with a private artesian well. Next to the main residence is a 64 square meter guesthouse, also habitable, ideal for hosting family members, collaborators, or for use as a hospitality business. The property also includes a security guard's lodge, a storage area for agricultural vehicles and equipment, a large internal parking area accessible to vans, and a productive olive grove with an adjoining orchard, well-maintained and with agricultural potential.

Thanks to its layout and prime location, the estate lends itself to a variety of uses. It could be a great opportunity to develop a professional equestrian center or a hospitality business, such as a bed & breakfast, agritourism, or vacation rental. It also offers the possibility of building a private swimming pool, further enhancing the property's appeal for tourism or personal use.

The location is an additional strength, situated exactly in the center between the four most important cities in the area, Andria, Trani, Bisceglie and Corato.

A complete, versatile, and high-profile solution, ideal for those looking to invest in a unique property, surrounded by greenery yet just minutes from urban amenities.

Contact us for more information or to schedule an appointment.

We look forward to seeing you at our Andria office at Via Vittore Pisani, 6A.

Details



Property ID: CBI159-2783-63788



Surface: 720.00 m²



Rooms: 6



Bathrooms: 4



Energy Class: G EP glnr: 355.79 kwh/m²



Bedrooms: 5

Property Features



Floor: Ground floor



Current condition: Free upon deed



Surface: 720.00 m²



Rooms: 6



Bedrooms: 5



Bathrooms: 4



Kitchen: Habitable



Balconies: Presente



Shower: Yes



Parking space: Covered



Garden: Private,



Fireplace: Yes



Safe: Yes

Images









