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Rustic/Farmhouse/Court for Sell in Novoli

📍 Strada Comunale Montarieddo, Lecce, 73051 (LE)

300.000€



Contact info



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Description

PUGLIA – NOVOLI (LE) – MONTARIEDDO MUNICIPAL ROAD

Novoli (LE) – Ancient farmhouse with 8,300 m2 of land, olive grove, orchard, and artesian well.

In the heart of the Salento countryside, in Contrada Mortarello, also known as Strada Comunale Montarieddo, we offer for sale a unique property where the charm of nature meets the value of tradition.

The estate extends over approximately 8,300 square meters of land and includes an ancient rustic building of approximately 150 square meters, dating back over 300 years. This building, registered in the land registry and in need of renovation, is ideal for those wishing to create a prestigious country home, a private residence, or a hospitality facility surrounded by greenery.

The property is the result of years of care and loving enhancement.

About thirteen years ago, a major planting project was carried out, which today creates a mature and lush landscape.

The land includes:

75 olive trees planted approximately 13 years ago; 8 centuries-old olive trees; 2 majestic centuries-old carob trees, true natural monuments of the property; approximately 50 fruit trees, including cherry, almond, pear, apricot, plum, lemon, and pomegranate trees; approximately 40 prickly pear trees; fig trees, a walnut tree, and two almond trees already present; magnificent mimosas, magnolias, brooms, and numerous Mediterranean shrubs, also valuable for the balance of the local ecosystem; roses and ornamental plants that embellish the outdoor spaces, with a characteristic Madonna immersed among the roses, giving the property an atmosphere of peace and contemplation.

The entire property has been constantly maintained with treatments and care throughout the year, while the rustic building has been kept in safe conditions.

From the point of view of facilities, the estate has:

A newly constructed, fully authorized artesian well serves the entire plot of land and the building; a fully underground irrigation system; electricity supply; a video surveillance system with cameras; two powerful halogen floodlights for nighttime illumination; security service; and a fully authorized metal fence around the perimeter of the property. The property is inherited and is properly registered.

A rare estate, combining the authentic charm of the Salento countryside with a valuable tree heritage, existing systems, and a historic farmhouse ready to be restored and transformed into an exclusive residence or charming accommodation.

Contact us for more information or to book a visit.

Details



Property ID: CBI159-2976-63878



Surface: 8300.00 m²



Rooms: 4



Bathrooms: 2



Bedrooms: 3

Property Features



Floor: **Ground floor**



Conservation status: **To be renovated**



Current condition: **Free upon deed**



Surface: **8300.00 m²**



Rooms: **4**



Bedrooms: **3**



Bathrooms: **2**



Position: **Area in strong expansion**



Garden: **Private,**



Terrace: **Present**

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers



Municipal Offices / Town Halls

Images





