

in sale a Cisternino
€ 1.980.000
Ref. MAAR25017



346 sq.m. | Bathrooms: 7 | Bedrooms: 7 | Rooms: 13

In the heart of the Itria Valley, immersed in the splendid and characteristic countryside of Cisternino, just 20 minutes from Marina di Ostuni, we offer for sale a real estate complex composed of important trulli and lamia that harmonize with the surrounding context to form a unique and distinctive resort.

The property consists of five houses, composed of independent trulli and lamia, completely renovated, as is the entire complex.

The residences include a first main house of about 80 square meters complete with two bedrooms, two kitchens and two bathrooms; a second main house of about 60 square meters with two bedrooms, kitchen, living room and two bathrooms. Three other spacious two-room homes follow, each with a living room with kitchenette, a bedroom and a bathroom.

In addition to the living quarters, the property offers a space used as a cellar for winemaking, fully equipped with all the necessary tools and a large warehouse of 85 m².

The outdoor spaces are large and well-kept, including verandas, charming porches, and a large paved area.

A focal point of this property is the spectacular infinity pool, a heated saltwater pool with breathtaking night lighting that makes it all the more suggestive.

The surrounding land extends over 1.7 hectares, with a fine vineyard producing white, rosé and soon also red, which currently guarantees approx. 2,000 bottles. In addition, an olive grove consisting of 65 adult trees and 20 young ones, an orchard with almond, walnut, fig trees and a citrus grove with 100 trees, of which 30 are adults.

The property is characterised by a well-kept landscape design, with plots of English lawn and Mediterranean plants, all evocatively lit.

The houses are equipped with a heating system with a water heat pump and hot-cold split, walnut wood and double-glazed window frames, Chianche and terracotta floors and an old wood-burning oven that adds a touch of tradition to the village.

The technical and energy aspects are not less: the property has among other things a 6 Kw photovoltaic system with 11.5 Kw storage battery and solar panels for hot water. High-speed Internet is guaranteed throughout the area.

This property is a real gem, in perfect acoustic and light insulation conditions, offering the possibility of enjoying the enchanting natural landscapes of the Itria Valley.

Ideal for an investment in the high-level tourism-hospitality sector, with significant returns.

The company that owns the property is sold, which offers significant tax benefits for the buyer.

Furnishings are included and availability is immediate.

The property also boasts additional details such as an artesian well, two water tanks, an irrigation system and two Imhoff tanks, a 1000-liter underground cylinder, confirming its completeness and functionality.

A large parking lot completes the property.

For information and inspections

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Certification

Energy Class: B

Property details

Address: Viale Valle D'Itria

Zip Code: 72014

Bedrooms: 7

Bathrooms: 7

Rooms: 13

State of Preservation: Restored

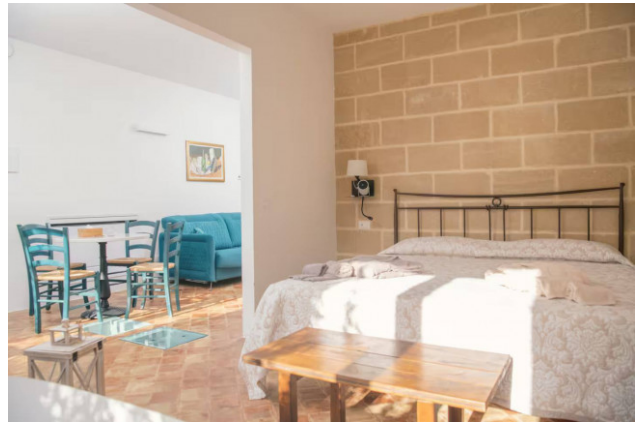
Level: Ground Floor

Heating: Heating

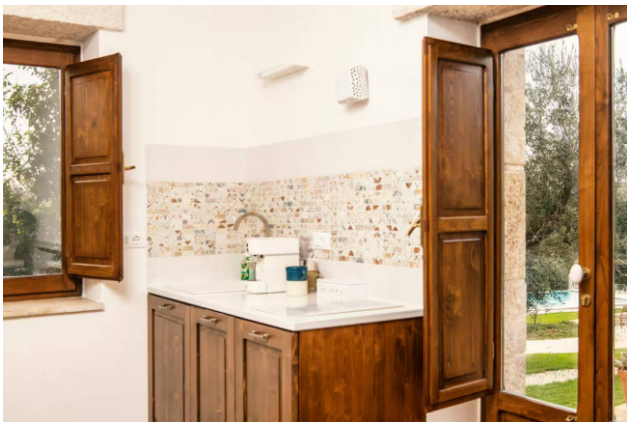
Garden: Private

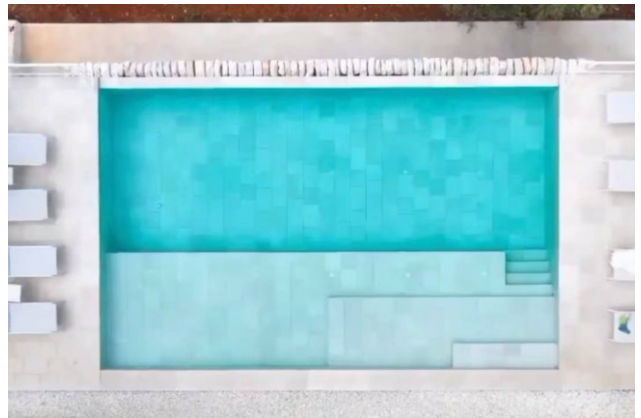
Kitchen: Exposed Kitchen

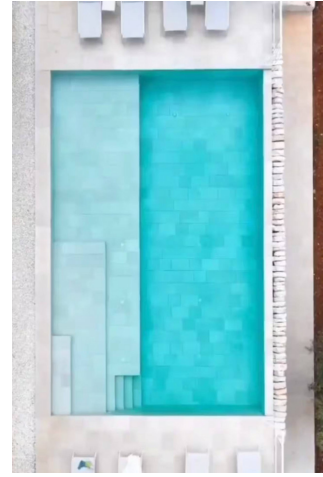
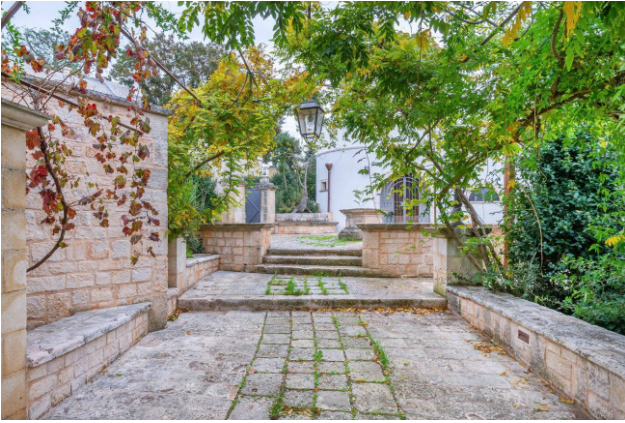












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