



## Country house to be renovated, expansion potential

### معلومات الوكيل

ArKadia اسم:

اسم الشركة:

United Kingdom بلد:

هاتف:

Dutch, English, French, Languages:

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### تفاصيل الاعلان

تخفيض السعر  
USD 124,802.84

عقار لل:  
السعر:

### موقع

بلد:

Italy

Apulia

الدولة / المنطقة / المحافظة:

Oria

مدينة:

72024

الرمز البريدي:

23/06/2024

نشر:

وصف:

Discover this delightful country house for sale just a short distance from the picturesque town of Oria. Nestled within a serene landscape, this property boasts five rooms, a garage, and a generous plot of land with an approved expansion project.

### Property Highlights:

- Prime Location: Accessible via a private driveway leading directly from the provincial road, ensuring privacy and convenience.
- Inviting Entrance: The house features a welcoming front veranda that opens into a cosy living room with a charming fireplace.
- Comfortable Living Spaces: The villa includes two bedrooms, a hallway, a fully-equipped kitchen, and a bathroom. Enjoy the unique character of vaulted ceilings in some rooms, complemented by a flat roof in others.
- Outdoor Amenities: From the kitchen, step into an open courtyard providing access to the garage and a lovely orange grove at the back of the house.
- Expansion Potential: The current net living area is 60 sqm, with an additional 25 sqm garage. With an approved expansion plan, the property can be extended by up to 20%, allowing for a total net space of



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

approximately 110 sqm. This expansion can accommodate up to three bedrooms, two bathrooms, and a more spacious living room.

- Recreational Opportunities: There is also the possibility to construct a swimming pool up to 40 sqm, perfect for enjoying the warm Italian summers.

Land and Utilities:

- Expansive Plot: The property includes nearly one hectare of land adorned with various fruit trees, olive trees, and ornamental plants.
- Reliable Water Supply: Water is supplied by three natural spring wells, with the option to drill an artesian well for additional domestic use.
- Power Supply: The property is connected to a reliable power source.

This charming country house near Oria offers a perfect blend of rustic charm and modern potential. Whether you're looking to create a spacious family home or a tranquil holiday retreat, this property provides a unique opportunity to embrace the idyllic Italian countryside.

Contact us today to schedule a viewing and explore the endless possibilities this property has to offer.

Must be reformed

شرطاً:

2  
100 م

مشترك  
غرف نوم:  
تشطيب قدم مربع:

### Room details

5

Total rooms:

### Building details

1

عدد الطوابق:

### Lease terms

Date Available:

معلومة اضافية  
رابط الموقع:

[http://www.arkadia.com/LAGW-T102/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LAGW-T102/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

v000317

IMLIX ID:



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

