



## Country house to be renovated, expansion potential



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 125,677.25

### Location

Pays:	Italie
État/Région/Province:	Pouilles
Ville:	Oria
Indicatif régional:	72024
Soumis:	23/06/2024

### Description:

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 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.

Condition: Must be reformed

#### Commun

Chambres: 2  
Pied carré fini: 100 m<sup>2</sup>

#### Room details

Total rooms: 5

#### Building details

Nombre de pieds carrés: 1

#### Lease terms

Date Available:

#### Information additionnelle

Lien URL du site web: [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

IMLIX ID: v000317



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