



## Charming 3+ bedrooms villa with private pool and garden



### Information de l'agent

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

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,508,126.95

### Location

Pays:	Italie
État/Région/Province:	Pouilles
Ville:	Oria
Indicatif régional:	72024
Soumis:	24/06/2024

### Description:

We are proud to present a stunning villa for sale in the picturesque region of Puglia. This beautifully crafted property combines the elegance of traditional architecture with the comfort of modern amenities, providing an ideal retreat for those seeking both luxury and tranquillity.

Situated on a gentle hillside near the historic town of Oria, the villa boasts breathtaking views of the surrounding countryside. The property is accessed via a secure electric gate leading to a private driveway, ensuring complete privacy. The architectural charm of this early 20th century building is evident in the authentic stone vaults and barrel ceilings, harmoniously integrated with modern features to enhance your living experience.

On entering the property, you are greeted by a spacious lounge leading to three large, airy bedrooms. There is also a versatile media room/library, which can easily be converted into a fourth bedroom if required, with its private terrace overlooking a walled courtyard full of lemon trees. The main bedrooms are oases of comfort, each with an ensuite bathroom and dressing area. The third bedroom has a separate bathroom and is accessed via an alternative hallway.

The villa's kitchen is a perfect blend of old-world charm and contemporary design, leading to a cosy dining room with a traditional fireplace. This space opens onto a covered terrace overlooking the pool and lush gardens, ideal for al fresco dining and relaxation.



The exterior is equally impressive, with a large swimming pool (13 x 7 metres) surrounded by shaded areas and lush gardens, perfect for enjoying the Puglian sun and tranquil surroundings. Beyond the living areas, the villa includes a large laundry room, ample storage space, a technical room and additional attic storage space, accessible via a staircase to the roof terrace, from where panoramic views of the countryside and Oria's skyline await.

The property benefits from all modern conveniences including central heating (powered by an environmentally friendly LPG tank with a new condensing boiler), air conditioning, Wi-Fi, solar panels, electric gates and an artesian well, supplemented by two further wells. The villa has a total of 210 square metres of net space, excluding the verandas, carport and summer house.

The property is set in an extensive 17,158 square metre garden, fenced for security and privacy, and includes a charming orange grove, all surrounded by traditional dry stone walls.

Within easy reach of local amenities yet offering a secluded retreat, this villa is a perfect blend of historic charm and modern convenience.

It is a fine example of luxury living in Puglia, making it an excellent choice for those looking to invest in a property that offers a unique and tranquil lifestyle.

This Puglian villa is not just a home; it's a work of art, ready for you to make your own.

Condition: Must be reformed

Année: 1900

## Commun

Chambres: 3

Pied carré fini: 285 m<sup>2</sup>

## Room details

Total rooms: 8

## Utility details

Heating Fuel: Gas

## Building details

Parking: Oui

Outdoor Amenities: Pool

Nombre de pieds carrés: 1

## Rental details

Furnished: Oui

## Lease terms

Date Available:



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

---

## Information additionnelle

Lien URL du site web:

[http://www.arkadia.com/LAGW-T105/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LAGW-T105/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

v000618

