



## Casa di campagna, 2 camere e giardino



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 124,802.84

### Posizione

Nazione: Italia  
Stato / Regione / Provincia: Apulia  
Città: Oria  
Cap: 72024  
Pubblicato: 23/06/2024

### Descrizione:

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



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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.

Condizione: Must be reformed

### **Comune**

Camere da letto: 2  
Finito piedi quadrati: 100 mq

### **Room details**

Total rooms: 5

### **Building details**

Numero di piani: 1

### **Lease terms**

Date Available:

### **Informazioni aggiuntive**

URL del sito: [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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