



## Villa in vendita, 4 camere piscina 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:	EUR 695,000

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Apulia
Città:	Francavilla Fontana
Cap:	72021
Pubblicato:	11/11/2024

### Descrizione:

This exquisite villa for sale in Puglia, recently renovated and set over two levels, nestles within the serene and picturesque Puglian countryside, offering an exclusive oasis of serenity and comfort.

Access to the property is granted through an electric gate, leading along a driveway to a designated parking area at the entrance of the villa. The traditional architecture harmoniously melds with contemporary design, boasting spacious rooms with star-vaulted ceilings, highlighted by the removal of the lime, thus showcasing the exceptional quality and construction techniques of local tradition.

Upon entry, one is welcomed into a bright and airy open space, impeccably arranged with a cosy corner lounge, a characteristic fireplace, a dining area, and a modern Snaidero kitchen with a central island, complemented by high-quality AEG appliances. Expansive glass windows afford enchanting views of the meticulously tended garden and the covered terrace by the pool, extending the living area outdoors and promoting a seamless living experience between the interiors and exteriors.

The sleeping quarters on the ground floor comprise two bedrooms, each with a private bathroom; one of which boasts a spacious walk-in wardrobe with sliding glass doors. A comfortable hallway leads to the internal staircase, through which one can access the upper floor, housing a third bedroom with a private bathroom and direct access to the terrace, perfect for enjoying the panoramic views over the surrounding countryside or the skyline of Oria. The same staircase also leads to the basement, where a fourth, very spacious bedroom with a private bathroom and walk-in wardrobe can be set up.



A guest toilet with external access completes the ground floor, while the total living space of the villa spans 210 square metres, enriched by about 50 square metres of covered terrace by the pool. Additionally, at the rear, there is an outdoor kitchen, a BBQ, as well as a storage room and a technical room, next to a shaded area ideal for enjoying the view over the countryside.

The infinity pool, measuring 17 metres in length and 2 metres in width, is perfect for swimming enthusiasts.

The villa, although having been fully renovated and expanded, still offers room for personalisation. It is equipped with solar panels for hot water and electricity production (with storage), gas heating with radiators, air conditioning, and an advanced alarm system with video surveillance.

The vast land at the rear, led to an olive grove, hosts numerous young, already productive, and xylella-resistant plants, ensuring a green environment and potential for further agricultural or landscaping projects.

This villa for sale in Puglia presents an excellent opportunity for those wishing to relocate to the countryside while maintaining easy accessibility to urban conveniences and the historical and natural beauties of the region. Situated between the historical towns of Oria and Francavilla Fontana, the property enjoys a strategic position in Puglia, being well connected to the main tourist attractions of the region and to Brindisi airport, making it ideal as either a permanent residence or a holiday retreat.

Condizione: Excellent  
Costruito: 1800

### Comune

Camere da letto: 4  
Finito piedi quadrati: 300 mq

### Room details

Total rooms: 12

### Utility details

Heating Fuel: Solar

### Building details

Parking: Si  
Outdoor Amenities: Pool  
Numero di piani: 2

### Rental details

Furnished: Si

### Lease terms

Date Available:



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## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/LAGW-T61/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LAGW-T61/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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