



## House for sale in the countryside in San Vito dei Normanni



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 98,000

### Location

Country: Italy  
State/Region/Province: Apulia  
Posted: Aug 01, 2024

### Description:

A large and cosy villa for sale located in the countryside of San Vito dei Normanni, a short distance from the town centre and the sea. The villa consists of a living room, kitchen with fireplace, two comfortable bedrooms, a bathroom, a utility room that could be converted into a second bathroom or a laundry room; it also has a large veranda in front that is ideal for tasty aperitifs and open-air dinners. An external staircase leads to the large terrace, from which one can enjoy a splendid view of the surrounding countryside. The property has a characteristic wood-burning oven, a tank, a yard, as well as land cultivated with olive trees. There is the possibility of building a swimming pool of about 40 sqm. This property lends itself to becoming the ideal home for those who wish to live in close contact with nature, or a solution to be used as a holiday home or bed & breakfast.

**Location information:** 3 km (5 min) from San Vito dei Normanni, 15 km (18 min) from the sea, 15 km (18 min) from Ostuni, 30 km (35 min) from Brindisi airport, 2 km (3 min) from San Michele Salentino.

**Property specifications:** Wood-burning oven, fireplace, terrace, quiet and reserved area, proximity to the sea and the region's main points of interest, including the historic centre of Ostuni, known as the White City, Alberobello and its trulli, a Unesco heritage site, the suggestive Castellana caves, the splendid beaches of the Adriatic coast, both free and equipped, and the Torre Guaceto nature reserve, a protected marine area (blue flag).

**Land description:** Land cultivated with olive groves, orchards and almond trees.



## Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	90 sq m
Floor Number:	1

## Room details

Total rooms:	3
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	2
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## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/DKNL-T496/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/DKNL-T496/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 192733

