



## A luxurious country estate in Salento, 7 bedrooms and pool



### 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 1,300,000

### Location

Country: Italy  
State/Region/Province: Apulia  
City: Francavilla Fontana  
ZIP code: 72021  
Posted: Sep 05, 2024

### Description:

The villa is an enchanting country estate in Salento dating back to the early 18th century. Following an extensive renovation, the property has been meticulously restored using the finest materials, carefully preserving its original architectural style. Today the villa is a stunning luxury residence, combining traditional charm with modern comforts.

Prime location between Francavilla Fontana and Oria

Peacefully set in the countryside, the villa is ideally located between the vibrant town of Francavilla Fontana and the picturesque medieval town of Oria. Francavilla Fontana, known for its rich history and baroque architecture, is located in the province of Brindisi. It boasts a charming old town with narrow streets, beautiful churches and historic buildings. The town's strategic location offers easy access to both the Adriatic and Ionian coasts, making it a perfect base for exploring the Puglia region. Oria, with its medieval castle and ancient walls, adds a touch of history to the villa's surroundings. Both towns are within cycling distance, providing a convenient and enjoyable way to explore the local area.

Versatile layout for privacy and entertaining

The property comprises a main house and several outbuildings, each with its garden or terrace. This thoughtful layout makes the villa ideal for large groups of family and friends, allowing for communal



gatherings and individual privacy. In addition, the separate units can be rented out independently, providing a unique opportunity for those wishing to generate rental income whilst maintaining their own private space. The villa's versatile design also applies to hosting cultural events or intimate gatherings.

### Elegant interiors and modern facilities

Inside the main house, you'll find an exceptionally spacious and elegantly designed living room with high vaulted ceilings and natural stone floors. The modern kitchen is fully equipped and can comfortably seat up to eight guests, making it perfect for entertaining family and friends. The living room, flooded with natural light through large double glass doors, opens onto a spacious terrace. This outdoor space is ideal for al fresco dining, complete with ceiling fans for added comfort on warm days and a traditional local wood-burning oven for authentic Italian cooking.

For year-round enjoyment, the villa offers a range of amenities including a pool room, library and gym, ensuring there is something for everyone, whatever the weather. Upstairs, the main house offers three spacious double bedrooms, each with vaulted ceilings and en-suite bathrooms, providing a luxurious retreat for residents and guests alike.

### Private outdoor spaces and leisure facilities

Outside, the villa offers several secluded areas perfect for relaxing in the shade with a book or drink. The four additional double bedrooms, each with en-suite bathrooms, are adjacent to the main house and have their private terraces and gardens.

A short distance from the villa is the large swimming pool, ideal for swimming, sunbathing or enjoying a refreshing drink in the shade of the gazebo. The property also has a small football pitch and a perimeter path lined with olive trees, providing ample opportunity for outdoor activities. The property is fully fenced with an automatic gate, ample parking and covered parking for two cars, ensuring convenience and security for residents and guests.

### A unique blend of tradition and modernity

The villa seamlessly blends traditional style and old-world charm with contemporary functionality, making it perfect for everyday living or as a boutique B&B. Whether you are looking for a tranquil family home or the opportunity to run a distinctive hospitality business, the possibilities are endless.

### Negotiable asking price

The asking price for this exceptional property is negotiable and represents a rare opportunity to own a piece of Salento history whilst enjoying all the comforts of modern living. For further information or to arrange a viewing, please contact us today.

Condition: Excellent

### Common

Bedrooms: 1



Finished sq. ft.: 635 sq m

### **Room details**

Total rooms: 29

### **Building details**

Outdoor Amenities: Pool

Number of Floors: 2

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/LAGW-T115/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/LAGW-T115/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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