

**Gruppoinvest D'Amico Sas**

AGENCY — CISTERNINO

OSTUNI — PUGLIA

# Tourist-Residential Complex in the Itria Valley in Puglia

€ 3.500.000

PRICE

713 m<sup>2</sup>

SQUARE METRES

5

ROOMS





## DESCRIPTION

# Tourist-Residential Complex in the Itria Valley in Puglia

In a dominant position on the rolling hills of the Itria Valley, between Ostuni and Ceglie Messapica, stands an exclusive tourist-residential complex immersed in a charming rural setting of about 27,000 square meters. Located in contrada Difesa San Salvatore, this corner of tranquility and authentic beauty is composed of an expertly restored historic farmhouse and a newly built modern villa, both equipped with private pool, independent entrance, state-of-the-art technological systems and top-notch finishes. The farmhouse, on two levels, retains all the charm of ancient Apulian buildings, with exposed stone facade, vaulted ceilings with "carriage sky" and original cement floors, expertly recovered and enriched with contemporary inserts. On the ground floor are three bedrooms with en suite bathrooms (one of which has a designer bathtub), a living room, a dining room with service, a professional kitchen with exit to a shaded patio, and a small room with fireplace and brick seating. These are flanked by five independent rooms, all with

private baths, accessible from the outdoor driveway, four of which were made with energy-efficient materials and one converted from an old oven. From the courtyard outside, a scenic masonry staircase, enhanced by a night lighting system, leads to the farmhouse's panoramic terrace: a large space, furnished with elegant masonry sofas and cushions, bordered by transparent glass railings, from which there is a breathtaking view of the surrounding countryside. In the basement there is a modern SPA complete with Turkish bath, natural wood sauna, relaxation area and massage area, as well as a plant room equipped with heat pumps, solar panels, water storage system connected to the artesian well and hot/cold and home automation systems for each room. The outdoor space of the cottage is partly paved with traditional chianche, and houses a 40-square-meter stoneware-tiled swimming pool, equipped solarium, green areas with ancient olive trees, fruit trees and two monumental oaks, one of which is illuminated to create a unique atmosphere...

 **713 m<sup>2</sup>**  
AREA

 **11**  
BATHROOMS

 **5**  
ROOMS

 **€ 3.500.000**  
PRICE



**GRUPPO  
INVEST  
D'AMICO**  
real estate network

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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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