



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Ruffano (LE) Strada Comunale Saietti 4

### Renovated 17th century farmhouse in Apulia

Enchanting 17th century farmhouse, renovated in 2008 with a relaxing and classy atmosphere.

The structure consists of buildings constructed from local stone with 10 elegant and functional bedrooms complete with heating and private bathroom, as well as two kitchens with spacious lounges.

Everything is surrounded by olive groves, prickly pears, citrus fruits and various kinds of fruit.

There is a large garden bordering the olive grove as well as a splendid swimming pool with two bathrooms and a storage room.

The Masseria is strategically located for exploring the area and reaching the Adriatic and Ionian coasts.

The Salento extends in the southern part of Apulia and its easternmost point coincides with the Capo d'Otranto, the point where the waters of the Ionian and Adriatic Seas come together; this is an enchanting land that will surely surprise you with its marvellous landscapes, its white beaches characterised by the so-called 'dunes', and the numerous breathtaking cliffs, full of caves, overlooking a crystal-clear sea.

#### INFORMATION

Ref.	Puglia 025
Type	Sale
Category	Villa
Price	3,500,000.00
Annual Expense	
Year	1600
Energetic Class	F 178.21

#### NUMBER

Rooms	18
Bedrooms	10
Bathrooms	10
Balconies + Terraces	
Floor	Ground floor
Car Space	
Box	

#### SQUARE METERS

Commercial	750
Garden	50000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	See
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

Cooling	Fan Coil	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Oscurante Legno	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Ceramic	Access for disabled	No barrier

## ACCESSORIES

Antitheft	Air conditioning	Fireplace	Safe	Electric gate
Double glazing	Photovoltaic system	Window bars	Swimming pool	Data network
Storage room	Outdoor tables	Flyscreens		

## IMAGES







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







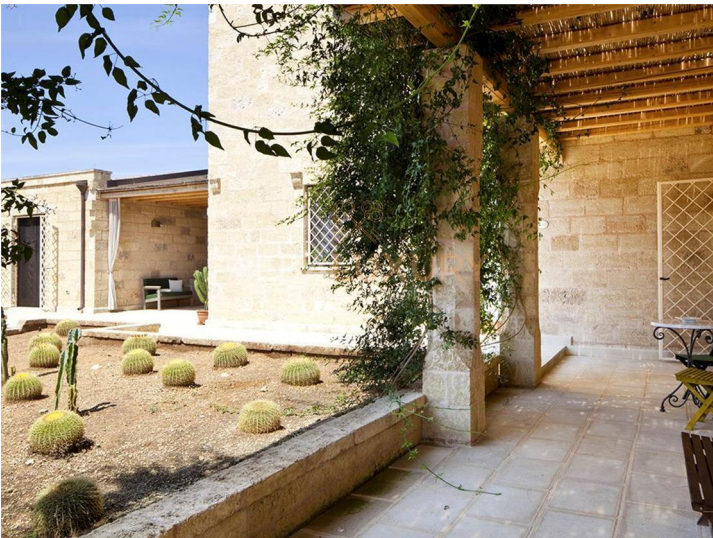
Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it







Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it

**Branch Lake Garda – Sirmione** Piazza Unità  
D'Italia, 4 – 25019 Sirmione (BS) Italy  
Telefono: **+39 030 9905560** Cellulare: **+39  
391 1415140** E-mail: [info@albahome.it](mailto:info@albahome.it)

**Branch Lake Garda - Padenghe**  
Piazza G.Matteotti, 2 – 25080  
Padenghe sul Garda (BS) Italy  
Telefono: **+39 030 9908541**  
E-mail: [padenghe@albahome.it](mailto:padenghe@albahome.it)

**Branch Lake Garda - Salò**  
Via Gasparo da Salò 32  
Telefono: **+39 0365690522**  
E-mail: [salo@albahome.it](mailto:salo@albahome.it)

**Virtual Presence Lake Como**  
22100 Como (CO) Italy  
Telefono: **+39 030 9905560**  
Cellulare: **+39 377 4045176**  
E-mail: [como@albahome.it](mailto:como@albahome.it)

**Branch Salento/Puglia**  
Via Niccolò Foscarini, 6  
73100 Lecce (LE) Italy  
Telefono: **+39 348 9569561**  
Cellulare: **+39 348 9569561**  
E-mail: [info@albahome.it](mailto:info@albahome.it)



For confidentiality reasons, plans are  
only released on request

[info@albahome.it](mailto:info@albahome.it)

[info@albaluxury.it](mailto:info@albaluxury.it)