



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Martina Franca (TA) via cesare battisti 1

Magnificent property in Apulia

A magnificent luxury property typical of Apulia, rediscover the luxury of tranquillity, simplicity of this Masseria dating back to the 18th century. Located in the heart of the Itria Valley and immersed in beautiful countryside, it has been skilfully renovated in rural chic style. The Masseria, of about 700 square metres plus 2 hectares of land, has a swimming pool, two large terraces with a panoramic view over the Itria Valley, a bar area, private parking, 7 bright rooms, a flat of about 160 square metres with 4 fireplaces in each room, an internal lift, an internal living room of about 120 square metres, a wine cellar of 45 square metres and an external patio pool. The rooms are renovated using traditional and natural materials and equipped with every comfort, a paradise of rare beauty. The living rooms surrounded by flowers with the old wooden chairs and the cool ceramics in the niches in the walls are what give the Masseria its identity. A few kilometres from some of the most beautiful villages in Italy such as Locorotondo, Cisternino, Ostuni and Alberobello, Martina Franca, the capital of the Itria Valley, this Masseria is strategically located for easy access to the most beautiful places in Puglia. Within a quarter of an hour's drive you can easily reach a golf course in Savalietri and only 45 minutes away two other golf courses.

The airports of Bari and Brindisi are almost equidistant from the Masseria: Brindisi - Aeroporto del Salenti 56 min (63.3 km) via SP 14 and SS379 Bari Palese - Carol Wojtyla 1 h 11 min (80.8 km) via SS172

Puglia is a southern region that forms the 'heel' of the Italian boot. It is famous for its hillside villages with their characteristic white plaster, countryside with an ancient flavour and hundreds of kilometres of Mediterranean coastline.

INFORMATION

Ref.	Puglia 032
Type	Sale
Category	Villa
Price	4,300,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	15
Bedrooms	7
Bathrooms	12
Balconies + Terraces	2
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	701
Garden	20000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it

ACCESSORIES

Antitheft

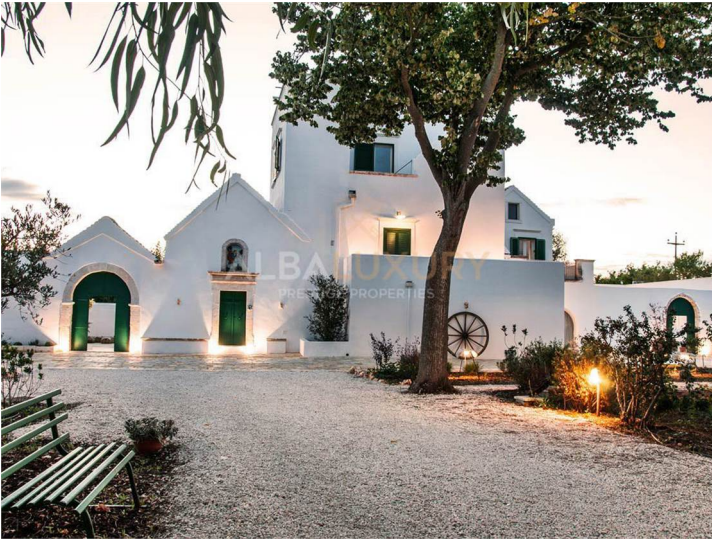
Air conditioning

Fireplace

Swimming pool

Data network

IMAGES



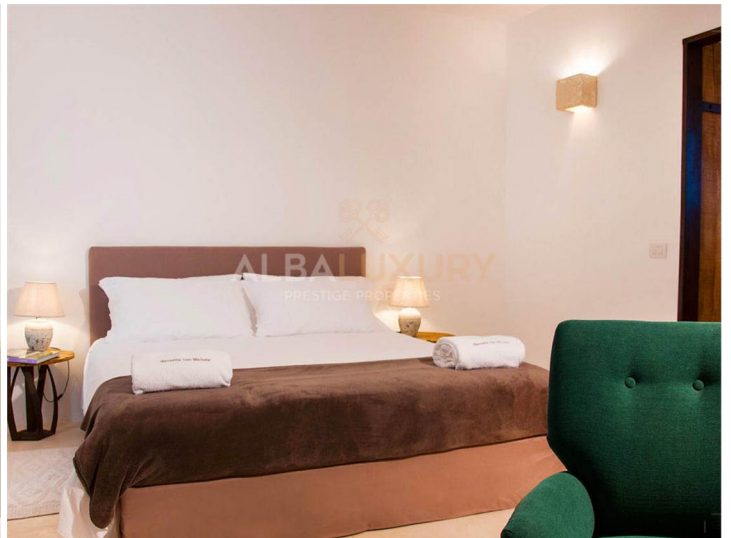


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



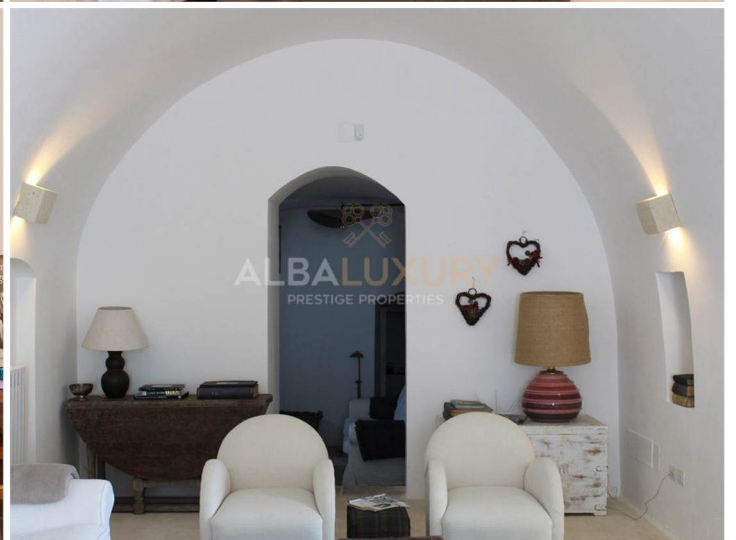
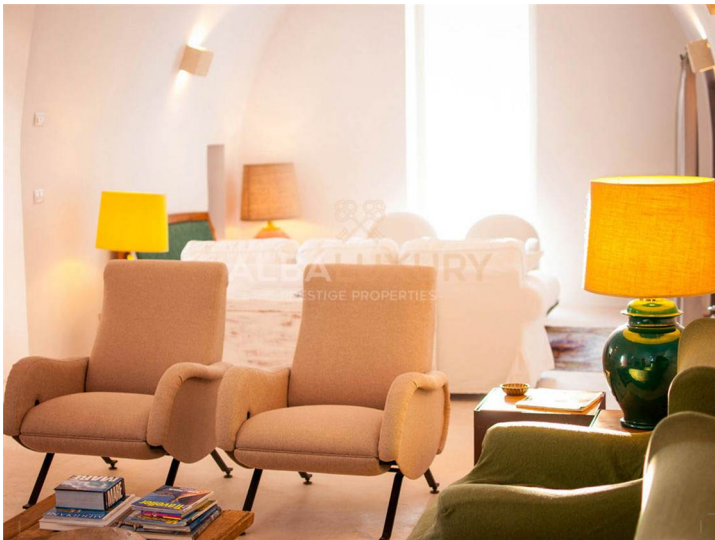
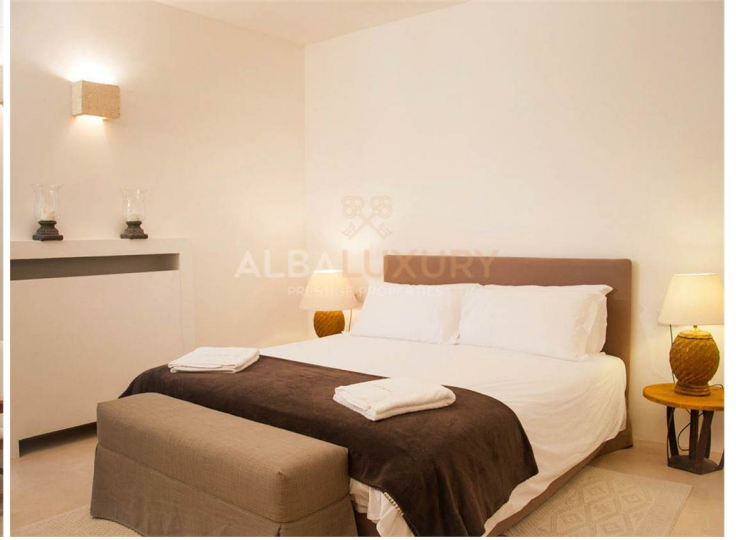


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



ALBALUXURY
PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT