



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 Ginosa (TA) Strada Provinciale 2 1

### Agritourism and Winery in Apulia

Beautiful Masseria (typical Apulian property) just 5 km from the multi-awarded 'Blue Flag' sea and 30 km from Matera. An exclusive location, surrounded by vineyards, orange groves and an organic vegetable garden. Approximately 400 square metres of structure plus 10 hectares of land with a photovoltaic system and an artesian well. The property is currently used as a productive agritourism business (with a regular licence) with multiple income streams, but can also be used as a private residence. A total capacity of about 22 beds divided between the various flats present with tuffa cross vaults and large fireplaces, equipped with bathroom and well-equipped kitchen. All are finely furnished with solid antique furniture. Next to the main building is a former ENEL tower that has been completely renovated and converted into a small two-storey flat. The property is completed by a 220sqm warehouse, used as a shed for vehicles and equipment, and a room with tuff barrel vaults, currently used as a service area for the business. The property also features an orange grove of seedless clementines, an olive grove for the production of olive oil and a 4-hectare vineyard of Primitivo DOC. Wine production can reach 20,000 bottles per year. The property includes the premises and equipment for wine processing. The sale price includes the furnishings. In the event of interest in continuing the agritourism business, there will be the possibility of having the agritourism licence, the website and all the tourist promotion accounts, as well as the possibility of assessing a start-up for a certain period of time. Lastly, there is the possibility of purchasing separately a rare 1877 wine cellar located 20 km away in the town of Laterza, which is still used for storing wine. It is a cellar dug into the rock and descends 45m underground from street level, entirely in natural tuff. Nearby attractions include the Sassi di Matera - a UNESCO heritage site - the Pollino park, the Massafra ravine, the archaeological museum in Metaponto and Taranto, the towns of Martina Franca, Grottaglie, Alberobello and Lecce. Apulia is a southern region that forms the 'heel' of the Italian boot. It is famous for its hillside villages with their characteristic white plaster, the countryside with its ancient flavour and hundreds of kilometres of Mediterranean coastline.

#### INFORMATION

Ref.	Puglia 038
Type	Sale
Category	Villa
Price	1,500,000.00
Annual Expense	
Year	
Energetic Class	VA kWh/m <sup>2</sup> a

#### NUMBER

Rooms	10
Bedrooms	7
Bathrooms	9
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	400
Garden	100000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	Position	See
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View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	Heating	Independent

## ACCESSORIES

Fireplace

Photovoltaic system

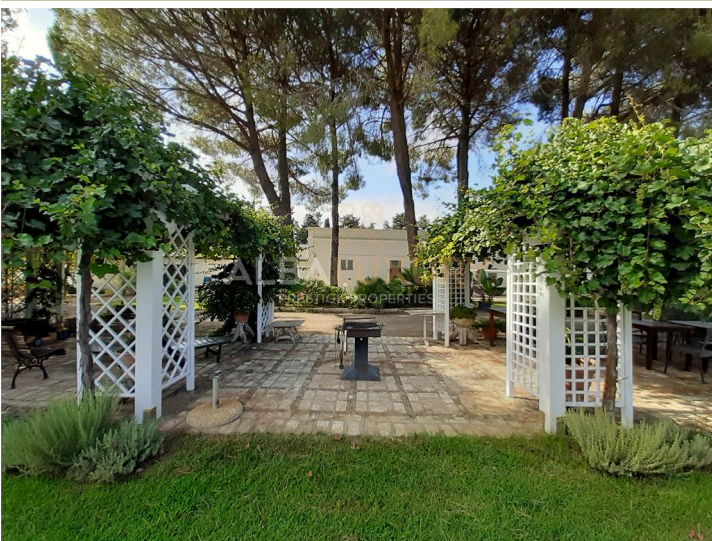
Data network

## IMAGES





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