



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



Villa Sale in San Vito dei Normanni (BR) contrada santo scalone 1

Extraordinary property in Apulia

This beautiful luxury farmhouse located in the heart of Salento is designed to offer the utmost comfort and relaxation. The property extends over a plot of approximately 20,000 square meters, with the possibility of purchasing adjacent land, and is equipped with every modern comfort, while maintaining the authenticity of traditional Apulian and Salento architecture.

Architectural Features:

Total Area: 430 sqm

Bedrooms: 6 doubles, including 3 suites (Stella Suite, Arco Suite, and Trullo Suite). Each room has a private bathroom with shower, access to a private outdoor courtyard with an outdoor shower, lawn, and countryside views. Each room is equipped with an independent heat pump heating system. The Stella Suite, located on the first floor, is accessible via a custom-designed staircase and has a private terrace with a whirlpool and solarium.

Living Area: Large living room with dining room and open-plan kitchen (100 sqm), guest bathroom, and pantry/laundry area. Fireplace and numerous openings to enjoy the outdoors from the inside. Independent heat pump heating.

Exteriors: 1000 sqm garden, saltwater pool with beach and solarium, pergola with outdoor kitchen, barbecue, and custom wood-fired oven. Storage room and outdoor bathroom. Fully fenced property with automatic gate and CCTV. Dry stone perimeter walls (UNESCO).

Gym/Spa: Dedicated space with provision for indoor whirlpool tub and independent heating/cooling system. Automated private garage.

Insulation: Coat insulation system and high-quality fixtures for excellent thermal and acoustic performance.

Plant Engineering Features:

Heat Pump: Sized for summer and winter needs, including hot water production.

Solar Panels: Hot water production (approximately 500 liters).

Photovoltaic Panels: Electricity production, covering 75% of energy needs, with battery storage system.

Artesian Well: Water supply from the aquifer.

UV Ray Softener: To improve the chemical and physical properties of water.

Security Systems: Partitionable alarm, closed circuit surveillance, video intercom.

Saltwater Pool: With whirlpool and heating provision.

Green Management: Automatic irrigation system and twilight lighting.

Energy Class:

Energy Class A4, ensuring extremely low energy management costs.

Timings:

Project started between 2018 and 2019, with work beginning in December 2019 and completed in August 2022.

This farmhouse represents a perfect combination of elegance, tradition, and modernity, ideal for those seeking a luxury oasis in the heart of Apulia. For more information or to book a visit, contact us.



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INFORMATION

Ref.	Puglia 089
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	2022
Energetic Class	A+ 98.21

NUMBER

Rooms	12
Bedrooms	6
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	430
Garden	26000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	New	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	New Furniture	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Heat Pump
Type of heating system	Air heating	Energy source	PV	Hot Water	Independent
Cooling	Split	Fixtures	PVC double glazed		

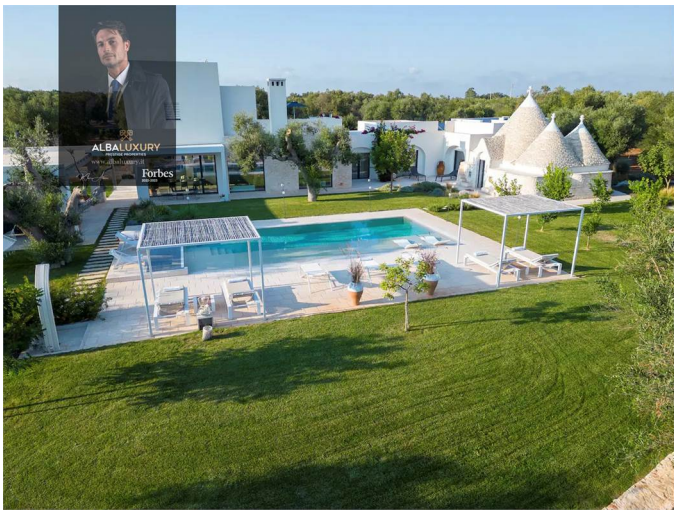
ACCESSORIES

Air conditioning	Electric gate	Double glazing	Photovoltaic system	Car passage
Footpath	Swimming pool	Outdoor tables	Jacuzzi tub	Veranda

IMAGES

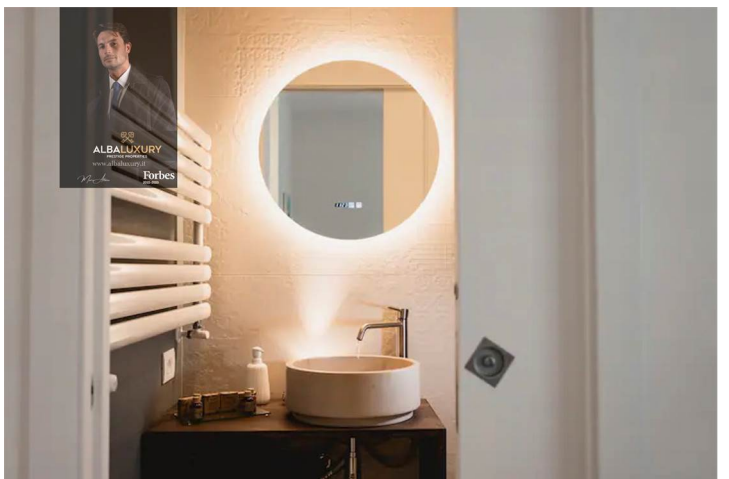
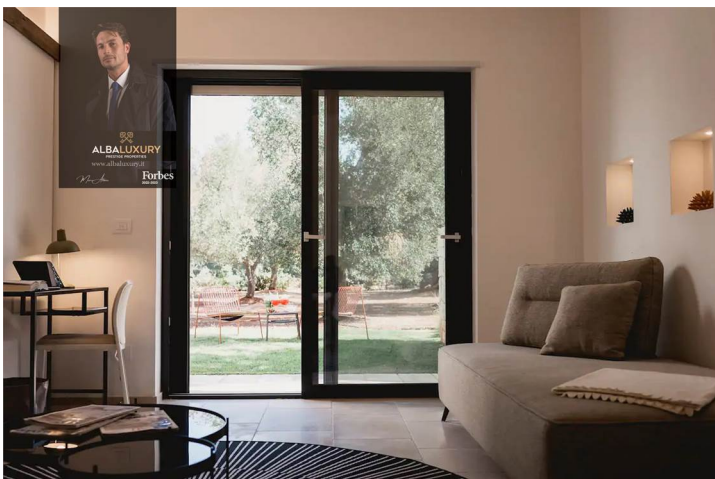
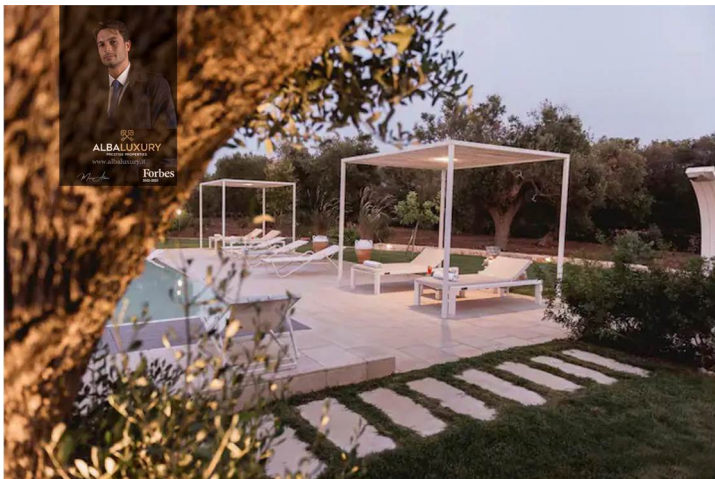
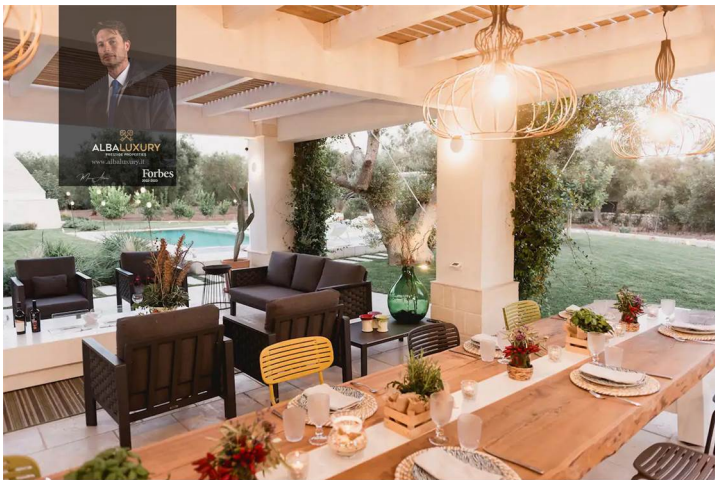


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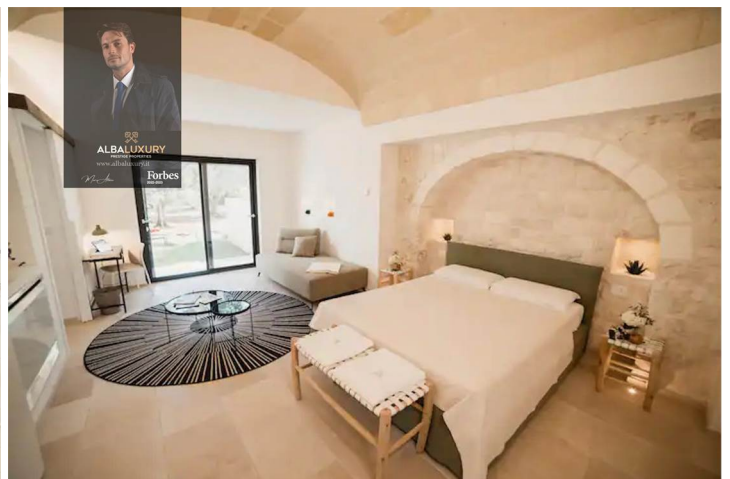
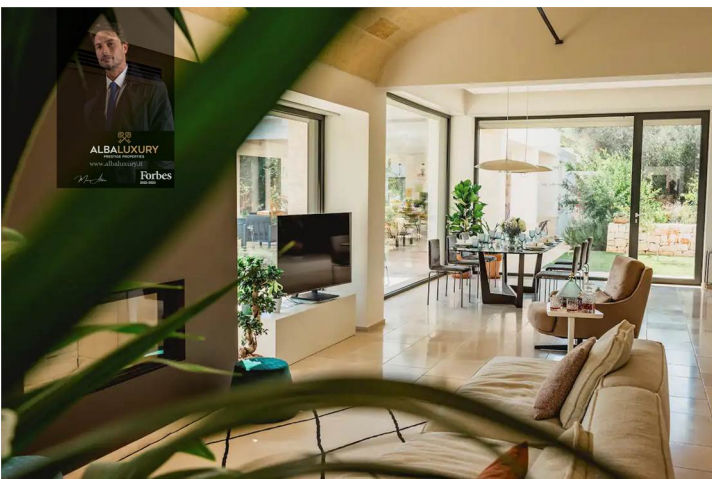
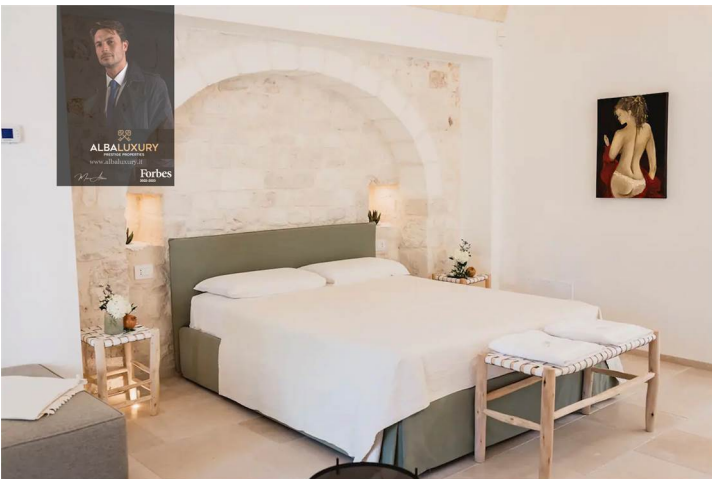


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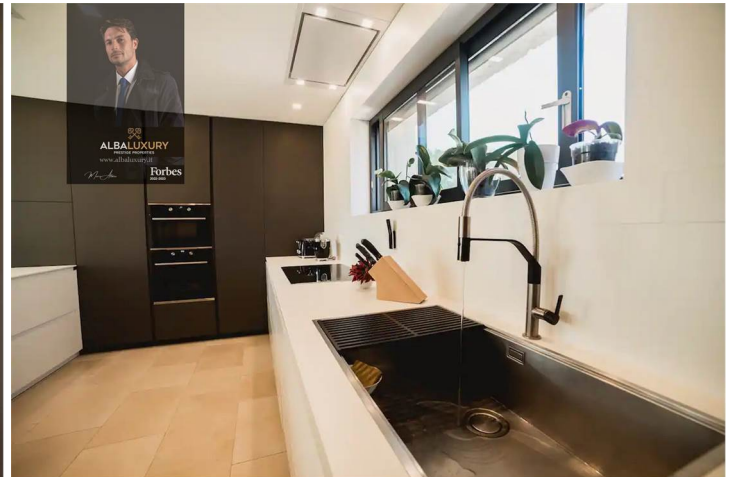
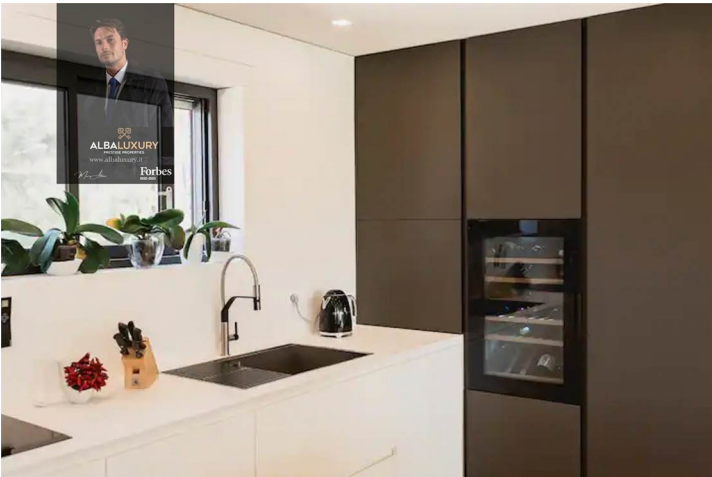
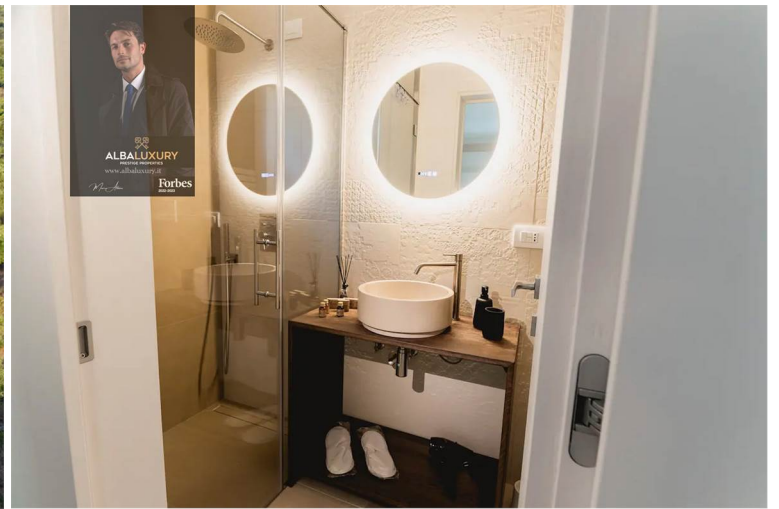
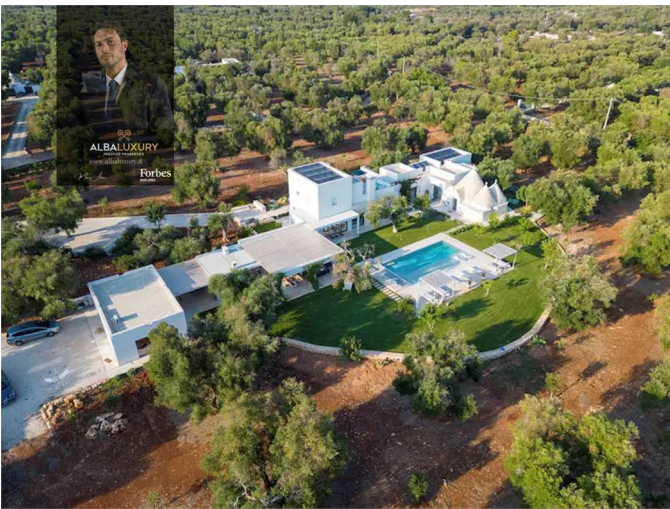


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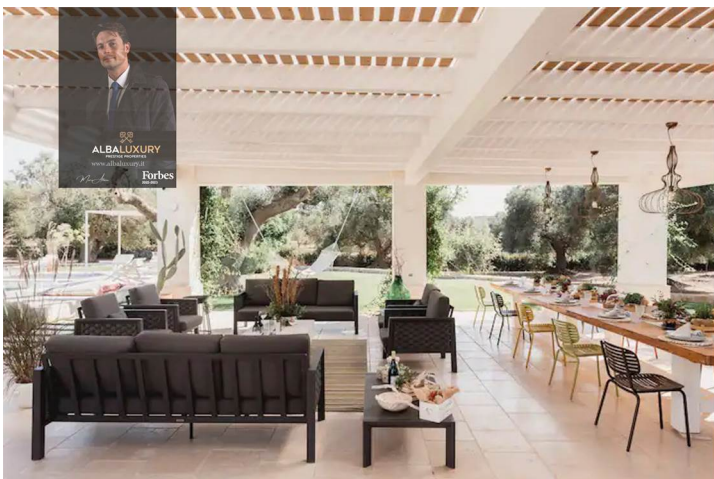
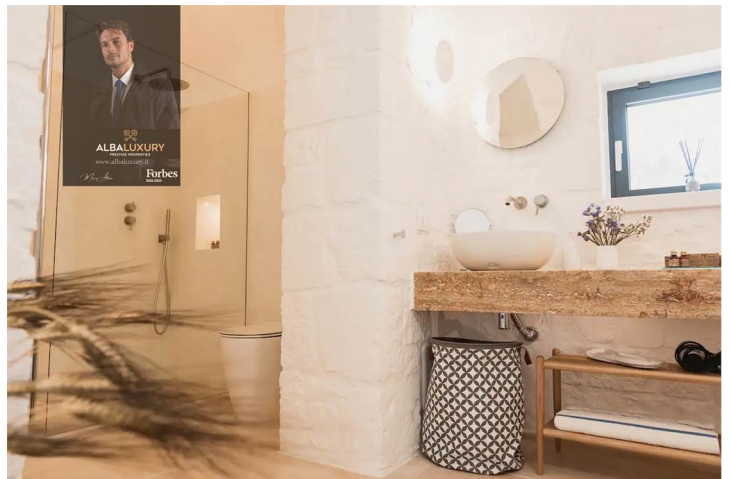


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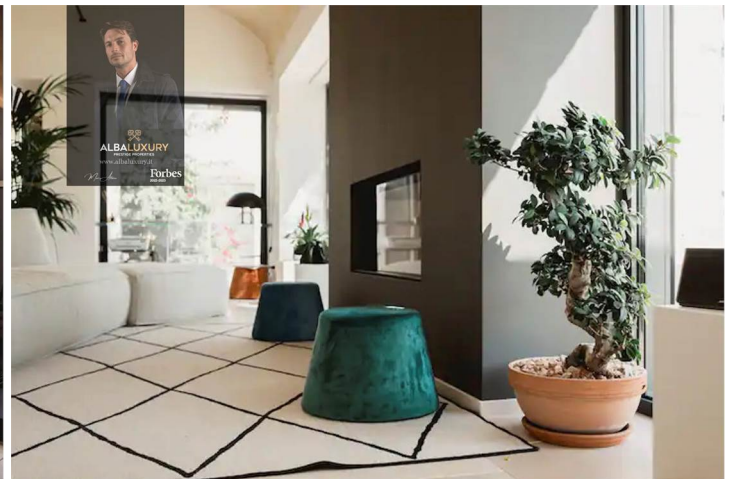
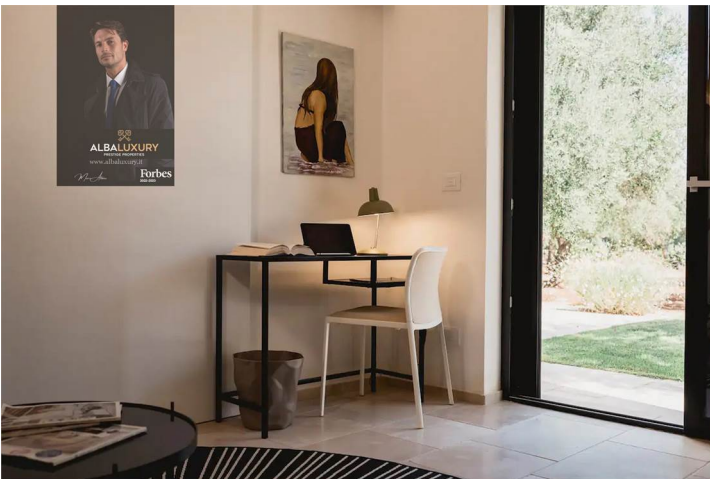
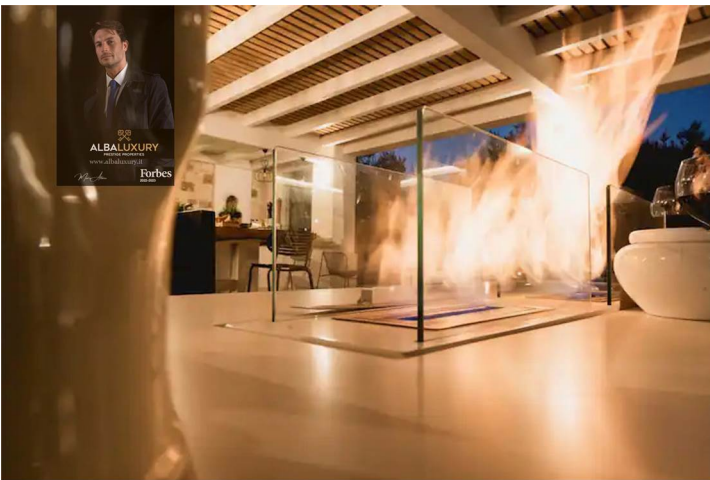


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