



## Panoramic Villa with Pool in the Ostuni Countryside



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,114,813.69

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Apulia
Πόλη:	Ostuni
Ταχυδρομικός κωδικός:	72017
Δημοσιεύθηκε:	03/11/2025

#### Περιγραφή:

Nestled in the enchanting countryside of Ostuni and surrounded by breathtaking views over the Itria Valley, this stunning two-level independent villa embodies the authentic charm of Puglia. A perfect balance between contemporary elegance and local tradition, where comfort, style, and nature harmoniously blend to offer an immersive and rejuvenating living experience just minutes from the center of Ostuni.

The interiors and exteriors feature refined design, combining natural materials, warm tones, and details inspired by local tradition reinterpreted in a contemporary key. Local craftsmanship in wood, iron, and stone enhances the spaces with authentic and timeless touches, telling the story and soul of the region. A perfect harmony of elegance, comfort, and Mediterranean identity.

Currently operating as a successful Boutique Villa, the property represents an exceptional investment opportunity in the high-end hospitality sector, ideal for those seeking to combine the pleasure of living in an authentic setting with significant income potential.

#### Interiors

The villa features 6 bedrooms with private bathrooms, all furnished with bespoke attention to detail. Each space is thoughtfully designed to offer comfort and style while maximizing light and space.

- 2 Panoramic Suites on the first floor, overlooking the countryside with glimpses of the Adriatic Sea, featuring relaxing atmospheres and elegant finishes



- 2 Ground Floor Suites, spacious and bright, with direct access to the pool and garden, furnished with minimalist design elements and natural materials that blend with the outdoor environment
- 2 Standard Ground Floor Rooms, cozy and functional, ensuring guests' privacy and comfort without sacrificing Mediterranean elegance
- Two large living areas, one on the ground floor and one on the first floor, with fully equipped kitchens and spaces designed for conviviality and relaxation.

## Exteriors

- Large panoramic terrace, perfect for enjoying a glass of wine and being enchanted by the sunsets
- Private swimming pool with sunbathing area, loungers, shaded pergola, lounge beds, and outdoor bar, ideal for moments of tranquility, hosting events, and sunbathing in complete privacy
- Outdoor masonry kitchen, fully equipped, perfect for lunches and dinners immersed in the scents and colors of rural life
- Mediterranean garden enriched with olive trees, prickly pears, lavender, and other aromatic plants such as rosemary and thyme, adding charm, fragrance, and authenticity to the property
- Private outdoor parking, convenient, safe, and easily accessible via the driveway
- 3,827 sqm of land, surrounding the villa and providing an atmosphere of peace and expansive openness

## Comfort and Facilities

- Air conditioning and central gas heating, ensuring total comfort in every season
- Solar panels, for greater efficiency and energy savings
- Artesian well, providing a constant and uninterrupted water supply

## Location and Lifestyle

- Strategically located between nature and culture: close to Ostuni, Cisternino, Locorotondo, and Martina Franca
- Short distance from traditional restaurants, farmhouses, wine and oil producers, and the Adriatic coastline
- Ideal for experiencing authentic Puglia or offering guests an unforgettable stay

A unique refuge immersed in nature, where elegance, comfort, and scenery blend harmoniously.



Contact us to schedule a visit and discover firsthand all the features of this stunning property.

Κατάσταση: Excellent

## Κοινά

Κρεβατοκάμαρες: 6  
Μπάνια: 6  
Τελειωμένα τετραγωνικά πόδια: 214 τ.μ  
Μέγεθος αυλής: 3827 τ.μ

## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Electric

## Building details

Parking: Ναί  
Outdoor Amenities: Pool  
Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/QUQR-T13/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/QUQR-T13/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: IX7.795.216

