



Estate For Redvelopment for Sale In Ceglie Messapica Brindisi Puglia Italy



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	https://esalesinternational.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 480,142.28

Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Apulia
Città:	Ceglie Messapica
Cap:	72021
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Descrizione:

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Esales Property ID: es5555039

Via Venezian Giacomo
59
Ceglie Messapica
Brindisi
72013
Italy

Investment Opportunity: Redevelopment Estate in Ceglie Messapica

Nestled in the sun-drenched countryside between the 'City of Gastronomy,' Ceglie Messapica, and the historic 'City of the Imperial,' Francavilla Fontana, lies an extraordinary redevelopment opportunity. This



2-hectare private estate represents the quintessential Pugliese dream, offering a rare combination of architectural heritage, agricultural beauty, and modern infrastructure. For the discerning investor or homeowner, this property is a blank canvas ready to be transformed into a high-end luxury retreat or a boutique hospitality destination.

The Architectural Heritage

The soul of this estate is found in its impressive cluster of traditional stone buildings, totaling approximately 300 square meters of floor space. Unlike many rural ruins, this property offers a significant head start on renovation. The centerpiece is a stunning 6-cone trullo, preserved in excellent structural condition. These iconic limestone dwellings, with their corbelled stone roofs, are the hallmark of the Itria Valley and provide an irreplaceable sense of history and charm.

Adjacent to the main structure is a second, 2-cone trullo currently awaiting completion, providing an ideal space for a guest suite or a private studio. Complementing these vaulted structures are additional masseria-style buildings. These larger, linear spaces are ripe for conversion into expansive living areas, professional-grade kitchens, or wellness suites. The blend of the circular trullo geometry with the robust, rectangular masseria volumes allows for a dynamic architectural flow that marries ancient aesthetics with contemporary open-plan living.

Land and Landscape

The estate spans 2 hectares (approx. 5 acres) of prime Pugliese soil. The terrain is a harmonious mix of flat expanses and gentle terracing, a layout that provides natural zoning for different uses. The land is populated by ancient olive trees, their twisted trunks serving as living sculptures that provide both shade and the potential for private organic oil production.

The topography ensures total privacy from neighbors while elevated points on the terraces offer sweeping views of the surrounding countryside. This landscape is perfectly suited for the addition of a luxury swimming pool, outdoor 'summer kitchens,' and sunken fire pits. The generous acreage also provides ample space for a vineyard, fruit orchards, or a helipad, should the redevelopment lean toward the ultra-luxury market.

Infrastructure and Location

One of the most significant advantages of this property is that the 'heavy lifting' of rural development is already managed. The estate is equipped with electricity and a vital artesian well, ensuring a consistent and independent water supply—a luxury in the Mediterranean climate. These existing utilities significantly reduce the timeline and complexity of the renovation process.

Strategically located, the estate offers the peace of the countryside without sacrificing accessibility.

- * Ceglie Messapica: Minutes away, offering world-class dining and cultural festivals.
- * Francavilla Fontana: Providing excellent shopping, services, and Baroque architecture.
- * The Coast: A short drive leads to the crystal-clear waters of both the Adriatic and Ionian Seas.



Accessibility

For international buyers and guests, travel is seamless. The nearest airport is Brindisi Salento Airport (BDS), located roughly 38 kilometers away. This proximity allows you to transition from the airport gate to your private olive grove in under 45 minutes, making it an ideal location for a second home or a high-yield holiday rental.

This estate is more than just land and stone; it is an opportunity to preserve a piece of Italian history while creating a bespoke modern masterpiece in one of Europe's most sought-after real estate markets.

ABOUT THE AREA

Ceglie Messapica is a hidden gem tucked away in the heart of the Itria Valley within the province of Brindisi. Known as a 'City of Art and Gastronomy,' it is one of the oldest towns in the Puglia region, with roots stretching back to the Messapians in the 15th century BC. The town is characterized by its rolling hills, whitewashed architecture, and a landscape dotted with ancient olive groves and iconic conical trulli.

The historic center, or centro storico, is a labyrinth of narrow, winding limestone streets that lead to the majestic Ducal Castle. This medieval fortress serves as the town's focal point, standing alongside the 18th-century Collegiate Church of Santa Maria Assunta. Walking through the old quarters, you'll find a preserved sense of 'Old World' Italy, where laundry hangs across balconies and the scent of slow-cooked ragù fills the air.

For food enthusiasts, Ceglie Messapica is often considered the culinary capital of the region. It is home to the Mediterranean Cooking School and is famous for the Biscotto di Ceglie, a traditional almond-based cookie flavored with cherry jam and lemon zest. The town's restaurants are renowned for their adherence to cucina povera, transforming simple, local ingredients like wild chicory, fava beans, and handmade orecchiette into world-class dishes.

Traveling to this serene destination is straightforward, as it is well-connected to Puglia's transport hubs. The nearest airport is Brindisi Salento Airport (BDS), located approximately 38 kilometers (24 miles) away. A drive from the airport typically takes about 35 to 45 minutes, making Ceglie Messapica an accessible yet peaceful retreat for those looking to explore the authentic charm of Southern Italy.

MAiN FEATURES:

- * 300m² of living space
- * 20000m² plot
- * 8 Bedrooms after redevelopment
- * 8 Bathrooms after redevelopment
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants



- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Comune

Camere da letto:	8
Bagni:	8
Finito piedi quadrati:	300 mq
Dimensione del lotto:	20000 mq

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.447.591

