



## For sale trullo with pool in San Vito dei Normanni



### Agent Info

|               |  |
|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 290,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Italy      |
| Staat/Regio/Pronvincie:     | Apulia     |
| Geplaatst:                  | 26-04-2024 |
| Omschrijving:               |            |

For sale wonderful four-cone trullo with swimming pool and adjacent lamia completely renovated, in the countryside of San Vito dei Normanni, in a quiet and reserved area a short distance from the town as well as from San Michele Salentino and the beautiful beaches of the Adriatic Sea. The property is in excellent structural condition and consists of two adjacent but not communicating bodies: the first (the trullo) houses a bedroom with two single beds, a living area with kitchenette and a bathroom with shower; the second body (the lamia) consists of an additional double bedroom, a living area with kitchenette and a bathroom with shower. Externally, a wonderful swimming pool completes the structure. The relevant land is cultivated with olive grove, orchard and almond grove. There is the possibility of expanding the existing building by about 50 square meters. The property has air conditioning and a cistern for water collection. This property lends itself to be an ideal solution for those who want to live in total privacy in close contact with nature, or a solution to put immediately to income, like a vacation home or B&B.

**Location information:** 3 Km (5 min.) from San Michele Salentino, 3 Km (5 min.) from San Vito dei Normanni, 15 Km (20 min.) from Ostuni, 5 Km (7 min.) from the sea, 25 Km (30 min.) from Brindisi airport.

**Property specifications:** Quiet and private area, finely renovated, cistern, electricity connection, security grilles, air conditioners, wi-fi internet, outdoor lighting; short distance from the town center and main points of interest such as the trulli of Alberobello, the caves of Castellana, the wonderful beaches of Alto Salento and the nature reserve of Torre Guaceto.

**Land description:** The land is cultivated with olive grove, orchard and almond orchard.  
Conditie: Reformed



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## Algemeen

|                             |                   |
|-----------------------------|-------------------|
| Slaapkamers:                | 2                 |
| Badkamers:                  | 2                 |
| Afgewerkte vierkante meter: | 80 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 3              |
| Indoor Features: | Fitted kitchen |

## Energy efficiency

|  |   |
|--|---|
| Energy Use (kWh/m <sup>2</sup> /year): | 2 |
|--|---|

## Building details

|                    |      |
|--------------------|------|
| Parking:           | Ja   |
| Outdoor Amenities: | Pool |

## Rental details

|            |    |
|------------|----|
| Furnished: | Ja |
|------------|----|

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Additionele informatie

|              |   |
|--------------|---|
| Website URL: | <a href="http://www.arkadia.com/DKNL-T444/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/DKNL-T444/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|--------------|---|

## Contact information

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| IMLIX ID: | 192668 |
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