



Historic residence with a 16th-century chapel and panoramic land



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: EUR 490,000

Location

Country: Italy
 State/Region/Province: Apulia
 City: Selva di Fasano
 ZIP code: 72015
 Posted: Jan 08, 2026

Description:

Nestled in the peaceful countryside of Puglia, in a private yet easily accessible location from the S.S. 172, we offer for sale a charming real estate complex consisting of two independent residences, a historic rural chapel dating back to the 16th–17th century, and a vast plot of land of over 2 hectares.

Access is granted through a private driveway with a gated entrance, leading to an evocative setting where nature, history, and authenticity blend harmoniously.

The property is composed as follows:

– Main Residence

The main house, arranged over two levels (ground floor and basement), offers a total gross surface area of approximately 292 sqm.

The entrance opens onto a spacious hallway leading to a bright living area with multiple rooms, a fully equipped kitchen with pantry, four bedrooms, three bathrooms, a storage room, and a secondary entrance. The basement level includes two storage rooms totaling about 42 sqm.

The stone and tuff masonry, traditional vaulted ceilings, and mixed structural elements give the residence the distinctive charm of Puglian country homes.

The property also features a panoramic terrace of 61 sqm and a central heating system with an oil-fired boiler.



– Dependence

The second dwelling, also independent, extends over two levels for a total gross area of about 83 sqm, plus a 21 sqm cellar/storage room.

On the ground floor, there is a living-dining area, a kitchen, a bedroom with ensuite bathroom; in the basement, a storage room accessible via an external staircase.

The stone vaults, traditional finishes, and centralized heating connected to the main boiler preserve its authenticity and rustic charm.

– Ancient Chapel “Madonna della Neve”

A true historical gem within the property: a small rural stone chapel with a “cummersa” roof and barrel vaults, dating back to the 16th–17th century.

Inside are original frescoes depicting the Virgin and Child, symbols of the Knights of Malta, and traces of ancient burials.

The chapel has a surface of about 36 sqm, a stone slab floor, and a more recently installed iron door.

A place of rare charm, it stands as a genuine testimony of Puglia’s spiritual and folk art heritage.

– Surrounding Land

Completing the estate is a 21,663 sqm agricultural plot, characterized by scenic terracing with dry-stone walls and rich in ornamental plants and fruit trees.

Its hilly layout and wide extension ensure privacy, panoramic views, and great potential for enhancement — ideal for those wishing to create a country residence, a rural hospitality structure, or a nature retreat.

Key Features

Total living area: over 375 sqm (gross)

Two independent residences

Private historic chapel (16th–17th century)

2.1 hectares of land with dry-stone walls and fruit trees

Private access from the main road

Stone vaults and traditional Puglian architecture

Ideal as a countryside residence, historic home, or hospitality property

Its location, authenticity, and development potential make this estate a unique investment for those seeking to experience or enhance the most genuine essence of Puglia, in a setting of rare beauty and tranquility.

Contact us to arrange a viewing and discover in person all the features of this extraordinary property.



Common

Bedrooms:	5
Bathrooms:	4
Finished sq. ft.:	375 sq m
Lot Size:	21663 sq m

Room details

Total rooms:	9
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Building details

Parking:	Yes
Number of Garages:	1

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/QUQR-T14/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	IX8.036.315
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