



## Charming independent villa nestled in the Puglian countryside



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 222,294.83

### Localização

Country:	Itália
State/Region/Province:	Apúlia
Cidade:	Oria
CEP:	72024
Adicionado:	23/01/2026

#### Informação adicional:

In the picturesque countryside of Oria, in a private yet strategically positioned location in the heart of Puglia, we offer for sale an independent villa of 88 sqm, set in a natural setting of absolute tranquility. An ideal solution for those seeking privacy, comfort, and authenticity, without giving up the convenience of nearby services.

The property is easily accessible and well connected to the town center of Oria and the main road networks, allowing easy access to services, historic villages, and renowned tourist destinations. This feature makes the villa particularly attractive also for tourist-hospitality use, in a dynamic market characterized by steadily growing demand.

The villa is arranged on a single level, with functional and well-distributed spaces, and consists of:

Two cozy bedrooms

Windowed bathroom

Technical room

Hallway



Elegant and bright living area with open-plan kitchen, designed as a modern and welcoming space

The property is completed by a covered veranda, ideal for outdoor dining and relaxing moments in every season.

The villa is surrounded by a prestigious plot of approximately 5,830 sqm, beautifully maintained, featuring an olive grove, lush citrus trees, and ornamental plants, which provide charm, privacy, and a typical Mediterranean atmosphere.

Equipped with a hot/cold air conditioning system, the property ensures year-round comfort and is ideal both as a primary residence and as a holiday home. There is also the possibility to build a swimming pool, further increasing the value and appeal of the property.

An extremely versatile solution, perfect as:

A primary residence immersed in greenery

An elegant holiday retreat

An excellent income-generating investment in the tourist-hospitality sector

A charming real estate opportunity, designed for those who wish to live or invest in an exclusive, authentic setting full of potential.

Condição: Good

### Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	88 m <sup>2</sup>
Tamanho do lote:	5830 m <sup>2</sup>

### Room details

Total rooms:	3
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### Building details

Parking:	Sim
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### Lease terms

Date Available:

### Informação adicional

URL do site:	<a href="http://www.arkadia.com/QUQR-T16/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/QUQR-T16/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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**Contact information**

IMLIX ID:

IX8.084.837

