



## Charming independent villa nestled in the Puglian countryside



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 222,962.74

### Konum

Ülke:	Italy
Eyalet/Bölge/ Şehir:	Apulia
Şehir/İlçe:	Oria
Posta kodu:	72024
Yayınlandı:	23.01.2026

### Açıklama:

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.

Durum: Good

## Genel Bilgiler

Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	88 m2
Arazi Büyüklüğü:	5830 m2

## Room details

Total rooms:	3
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## Building details

Parking:	Evet
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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:	<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**

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