

Estate for Sale in Corato

€ 700.000

Ref. CBI094-2772-63890



930 sq.m | Bathrooms: 2 | Bedrooms: 7 | Rooms: 18

PUGLIA - CORATO - VIALE DEL BARONE

Set in the heart of the unspoiled Apulian countryside, along the historic Via Francigena and within the prestigious Imperial area of Puglia, this exceptional 18th-century estate represents a rare opportunity to acquire a truly distinguished historic residence. A property where heritage, architectural beauty, and contemporary luxury living seamlessly converge.

The main villa extends over approximately 540 sqm, offering grand, light-filled interiors designed for both elegant living and refined entertaining. The layout includes 5/6 bedrooms, three impressive reception rooms, and two bathrooms. The residence retains remarkable original features, including a striking statement staircase crafted from ancient stone slabs of Trani, and beautifully preserved traditional terracotta flooring from Canosa di Puglia on the upper floor—timeless elements that enhance the property's authenticity and prestige.

Externally, the estate is surrounded by an enchanting private landscape. A tree-lined entrance avenue, framed by approximately 3,000 sqm of olive groves, creates an immediate sense of arrival and exclusivity. The grounds further extend to an additional 8,500 sqm of fruit orchards, while a generous citrus grove provides an idyllic setting for relaxation, al fresco living, and elegant outdoor entertaining in true Mediterranean style.

The property also includes two substantial former stables totaling approximately 300 sqm, offering outstanding potential for conversion



into high-end hospitality spaces such as a gourmet restaurant, wellness area with spa and gym, or exclusive event venues. Additional features include a charming caretaker's house, a private chapel, and a versatile additional room ideally suited as an entertainment area, reception space, or private cinema. The estate is further equipped with three water cisterns and an Imhoff system, ensuring operational efficiency and independence.

This is a truly unique offering within the luxury real estate market—perfectly suited as a prestigious private residence or as a high-yield investment opportunity for an international clientele.

Ideal for development into a boutique hotel, luxury masseria, relais, or exclusive events venue, this remarkable estate captures the essence of Apulia's timeless appeal while meeting the expectations of modern luxury living.

Property Informations

Address: Viale del Barone, Snc

Zip code: 70033

Livable surface: 800.00

Bedrooms: 7

Bathrooms: 2

Rooms: 18

Floor: Ground floor

Total floors: 2

Parking space: Covered

Date of construction: 1700

Current condition: Available after the deed of sale

Garden: Private

Maximun number of beds: 15

Single beds: 1

Kitchen: Present

animals allowed: Yes

Features

Antenna: Independent

Fireplace

Shower

Wooden fixtures

Shutters

Panoramic view

Land

Airport distance

Shops distance or nearest city











