

Shell property/Farmhouse/ Courtyard house for Sale in Ruffano

€ 185.000

Ref. CBI069-967-132974



3.174 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5

PUGLIA - SALENTO - RUFFANO

In the heart of the Ruffano countryside, immersed in the tranquility and authentic scents of Salento, we offer for sale a rustic house of approximately 225 square meters, surrounded by almost 3 hectares of agricultural land.

The property currently comprises a living room, three bedrooms, a study, and a bathroom, distributed across spacious and bright spaces. The property's condition requires significant structural work, but it offers the option of restoring the existing structure or, for those wishing to start from scratch, demolishing and rebuilding while maintaining the same volume.

The land surrounding the property extends for approximately 29,000 square meters, offering an ideal setting for those dreaming of a charming residence, a nature retreat, or a rural hospitality project.

A place just waiting to be rediscovered and transformed, with respect and vision, in the heart of one of the most evocative areas of Salento.

Ruffano is 18 km from Castro, 30 km from Gallipoli, 30 km from Otranto, 28 km from Santa Maria di Leuca, 50 km from Lecce and 94 km from Brindisi Airport.



Certification

Energy class: Not applicable

Property Informations

Address: S.P. 179

Zip code: 73049

Livable surface: 225.00

Bedrooms: 3

Bathrooms: 1

Rooms: 5

Internal condition: To be renovated

Floor: Ground floor

Total floors: 1

Parking space: Uncovered

Current condition: Available after the deed of sale

Garden: Private

Sea distance: 17.000 meter

Kitchen: Eat-in kitchen

animals allowed: Yes

Features

Airport distance

Summary description

Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office





