

Villa for Sale in Locorotondo

€ 450.000

Ref. CBI094-2772-64061



300 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

PUGLIA - LOCOROTONDO - VIA FASANO

Locorotondo - Charming Residence with Art Nouveau Villa and Historic Trulli, a Short Walk from the Historic Center

In the authentic heart of the Itria Valley, a short distance from the historic center of Locorotondo, one of Italy's most charming villages, stands a residence of extraordinary historical and architectural value: a refined Art Nouveau villa from the early 20th century, harmoniously joined to three historic trulli dating back to the 18th and 19th centuries, all immersed in a private garden of approximately 1,200 square meters.

The property represents a rare balance between architectural tradition and contemporary comfort; a residence conceived both as a prestigious private residence and as an investment opportunity for a high-profile hospitality business.

The property comprises three harmoniously interconnected sections: the bright and elegant Art Nouveau front section; the intimate and evocative trulli area; and a separate stone cellar of approximately 100 square meters, located in a naturally bright and well-ventilated basement thanks to five large windows, an ideal space for a private spa or exclusive wellness program.



Access to the property is via a masterfully restored automatic gate, leading to a garden where centuries-old olive, almond, fig, and other tall trees create an atmosphere of absolute privacy and tranquility, yet still just a few minutes' walk from the historic heart of the village.

Between 2019 and 2020, the entire residence underwent a complete renovation, carried out with the utmost care and respect for the building's history. All electrical, water, and sewer systems were completely updated and upgraded to the highest standards. Hot water is produced by two solar panels supported by a 300-liter forced-recirculation boiler, while each room is air-conditioned via a heat pump system for hot and cold air.

The interiors feature five elegantly finished bathrooms, equipped with heated towel rails; doors, cabinets, and wooden details have been restored by local artisans, preserving the property's original authenticity. The main trullo boasts a charming mezzanine, a historic cistern carved into the rock, and a kitchen featuring a fully functional fireplace, complete with a flue and chimney stack entirely handcrafted from stone.

It's difficult to encapsulate the beauty of this home in words, where the work of master stonemasons, painters, carpenters, and artisans takes shape in hand-carved wall frames, frescoed ceilings, mosaic floors, historic cisterns, and architectural details of rare elegance. This iconic and timeless property is perfect for those who wish to live or invest in one of Puglia's most authentic and sought-after settings.

Property Informations

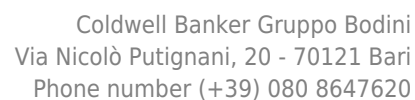
Address: Via Fasano, 5	Zip code: 70010
Livable surface: 280.00	Bedrooms: 4
Bathrooms: 3	Rooms: 8
Internal condition: Restored	Floor: Ground floor
Total floors: 2	Parking space: Uncovered
Suitable for students: Yes	Current condition: Available after the deed of sale
Terrace: Present	Garden: Private
Kitchen: Eat-in kitchen	animals allowed: Yes

Features

Antenna: Independent	SAT Tv: Independent	Storage
High-speed internet connection	Cellar	Fastweb connection
Fireplace	Air conditioning	Electric system: Compliant with the regulations in force at the time of installation
Whirlpool bath	Shower	Wooden fixtures
Alluminium fixtures	Shutters	Land

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



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A4
A3
A2
A1
B
C
D
E
F
G

— Meno efficiente

EDIFICIO A ENERGIA QUASI ZERO

CLASSE ENERGETICA

G

EP_{gl,nren}

290.58 kwh/m²



