

Bed and Breakfast for Sale in Martina Franca

€ 1.499.000

Ref. CBI092-804-63986



5.350 sq.m | Bathrooms: 7 | Rooms: 21

In the heart of the splendid Itria Valley, just minutes from the center of Martina Franca, we offer for sale a farmhouse of rare beauty, immersed in the tranquility and authentic scents of the Apulian countryside. Martina Franca, an important agricultural and winemaking center in the province, is also known for the prestigious Itria Valley Festival, which annually attracts music and culture enthusiasts from around the world. This extraordinary property is nestled in this setting rich in history and tradition.

The masseria is a true oasis of peace, surrounded by a picturesque landscape of dry stone walls, centuries-old trees, and large green spaces. The main complex comprises three units created from ancient trulli with conical roofs, expertly renovated respecting the original architecture while incorporating all modern conveniences.

The first unit, more intimate and cozy, offers a cozy living room with an alcove, a bedroom, and a bathroom, ideal as a guest house or suite. Next door is the second, larger unit, consisting of a living room with two alcoves, a bedroom, an eat-in kitchen, and a bathroom: a perfect space for families or longer stays. Opposite the trulli complex is the third unit, of intermediate size, also consisting of a living area, bedroom, and bathroom. All units are equipped with independent heating and finished with great care, achieving a perfect balance between tradition and comfort.

Next to the renovated trulli is a further group of four interconnected cones, currently used for storage and left in their original state: a space that retains the structure's authentic charm intact and offers interesting possibilities for renovation and expansion.

Behind the houses lies a fully renovated lamia, with independent access from a lovely private garden featuring a gazebo. Inside, there is a large dining/breakfast room, followed by a bathroom and stone dressing room, a spacious workshop, and another bathroom with shower and heating. Nearby, another large room with high vaults and antique arches, finely restored, houses generous, bright rooms connected to workshops and a dairy complete with two cold storage rooms, professional equipment, and a utility room.



The property also includes a shed used as a stable and animal shelter for milk production, a large hay shed, and several storage rooms with separate entrances, making the farmhouse perfectly suited for a structured agricultural or agritourism business.

Completing the complex, nestled in the large garden, is a completely renovated detached villa of approximately 150 square meters. The spaces here include a spacious, bright living room, an eat-in kitchen with a fireplace and a convenient storage room, three large double bedrooms with panoramic views of the surrounding greenery, and a spacious bathroom. An ideal solution as a private residence or primary residence.

The entire property extends across approximately 22 hectares of lush land, a natural setting inviting strolls among the olive trees and moments of relaxation under the Apulian sun. Its location is particularly strategic: the center of Martina Franca is just a few minutes away, while the Ionian and Adriatic coasts are easily accessible by car. Brindisi and Bari airports are approximately 60 and 90 kilometers away, respectively, making the masseria easily accessible even for international guests.

This property is much more than a simple residence: it is a place capable of telling the story of Puglia, perfect for those who want to live in an exclusive setting, develop a charming hospitality business, or invest in a property with great production and tourism potential.

Property Informations

Zip code: 74015

Bathrooms: 7

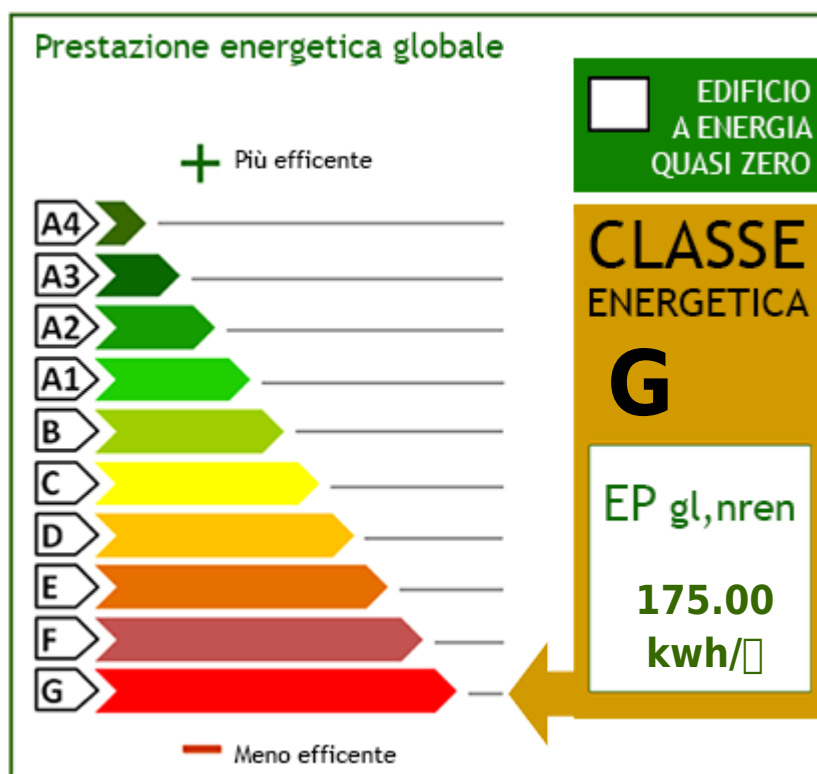
Rooms: 21

Internal condition: Excellent

Nearby

Cycle paths

Public transports





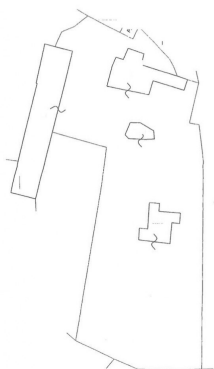








PLANimetria GENERALE



Coldwell Banker Gruppo Bodini

Via Casimiro, 1 - Brindisi (BR) - Phone number (+39) 0831 1628391
brindisi@cbitaly.it - <https://www.gruppobodini.com/en>
VAT 11872901001