

## Shell property/Farmhouse/ Courtyard house for Sale in Andria

**€ 149.000**

**Ref. CBI159-2783-63867**



**220 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4**

PUGLIA - ANDRIA - CASTEL DEL MONTE DISTRICT

We offer for sale a farm of approximately 10 hectares, located in the countryside of Andria, in the Castel del Monte district (also known as Cento Strettole), in a strategic position, directly opposite the "Sei Carri" tourist company. The property comprises a rustic farm with a two-story building of approximately 200 square meters, as well as a large veranda.

The property extends over a total area of approximately 100,000 square meters of agricultural land, mostly arable, with grassy and uncultivated areas, offering ample space and multiple potential uses, both for agricultural activities and for investments in the rural sector.

The building is in need of complete renovation, making it the ideal solution for those wishing to restore an authentic country farmhouse and enhance it according to their own style and needs. The property also features a concealed sewer.

Thanks to its particularly advantageous price, this property offers the opportunity to realize a customized project, transforming it into a residence immersed in nature, a hospitality facility, a farm, or a charming country house.

The property is easily accessible via an entrance driveway and enjoys a secluded location in the heart of Castel del Monte, one of the most charming rural areas in the Apulian Murgia. The property also includes a section of an aqueduct with an adjacent public drinking trough, which covers a small portion of the land.



An ideal solution for those looking to invest in a large agricultural property with a building to restore, immersed in a highly prized landscape, where they can create an exclusive project that enhances the authentic charm of the Apulian countryside.

Contact us for more information or to schedule an appointment.  
We look forward to seeing you at our office in Andria, Via Vittore Pisani, 6A.

## Property Informations

**Address:** CONTRADA CASTEL DEL MONTE, SN

**Zip code:** 76123

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 4

**Internal condition:** To be renovated

**Floor:** On two levels

**Total floors:** 2

**Date of construction:** 1980

**Current condition:** Available after the deed of sale

**Garden:** Private







