

Villa for Sale in Cisternino

€ 260.000

Ref. CBI092-2596-64095



295 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 6

PUGLIA - CISTERNINO - BARBAGIULO DISTRICT Charming Detached Villa with Olive Grove Just 1km from Cisternino Just a short distance from the heart of the renowned village of Cisternino, immersed in the tranquility and typical colors of the Itria Valley, we offer for sale a spacious, detached villa on two levels and surrounded by a large private plot of land. The property is ideal as a primary residence for a large family or as an investment for a charming hospitality business. The main residence extends entirely over the first floor, covering approximately 138 square meters. Accessed via a convenient external staircase, it leads to a spacious wraparound balcony. This outdoor space offers splendid open views of the surrounding countryside and the skyline of Cisternino. Inside, the layout comprises six well-arranged rooms, beginning with a central hallway that seamlessly connects the spaces. The living area comprises a large and bright formal living room, ideal for relaxing family moments, and a separate eat-in kitchen. The sleeping area offers three spacious double bedrooms, all boasting excellent natural light, and a master bathroom. Heating is provided by a wood-burning fireplace, ensuring a warm, welcoming, and efficient atmosphere during the winter months. The ground floor offers a generous and versatile surface area of over two hundred square meters in total, divided between a large cellar of approximately 157 square meters that can be used for storage or transformed into a characteristic tavern, and a 48-square-meter warehouse perfect for storing vehicles and equipment. Outside, the villa is surrounded by a large paved courtyard, providing plenty of parking for multiple cars and an ideal space for outdoor living. The property's true highlight is the 3,400 square meter surrounding agricultural land, planted with olive and fruit trees, ensuring maximum privacy, independence, and the possibility of building a swimming pool in the future. This solution combines the tranquility of the countryside with the convenience of being just one kilometer from the city center and its main amenities. Contact us for more information or to request a viewing of the property.



Property Informations

Address: contrada barbagiulo

Zip code: 72014

Livable surface: 295.00

Bedrooms: 3

Bathrooms: 1

Rooms: 6

Internal condition: Good

Floor: Ground floor

Parking space: Uncovered

Date of construction: 1985

Current condition: Available after the deed of sale

Balconies: Present, 50 sq.m

: Yes

Sea distance: 17.000 meter

Kitchen: Eat-in kitchen

Features

Antenna: Independent

Storage

Fireplace

Electric system: Compliant

Wall mounted sanitary

Shower

Alluminium fixtures

Coldwell Banker Ref.

Panoramic view

Summary description







