



# **MASSERIA OSTUNI**

Nestled in a wonderful olive grove with spectacular views of the white city of Ostuni and close to the beautiful beaches.

PRICE EUR 1.900.000

SALES ready to move in CATEGORY

DIMENSIONS Residential house: appr. 250 sqm

Ipogeo: 180 sqm Private land 4.3 ha. All measurements are

approximate.

RENTAL Masseria Ostuni is currently not part of Special Umbria's holiday

rental portfolio. We are happy to provide more information on how

to add the property to it.

SLEEPS 6
BEDROOMS 3
BATHROOMS 4



LOCATION

GPS: 40.746543,17.600280 Scan the picture below with a suitable smartphone or tablet computer:



# INTRODUCTION

Masseria Ostuni is the perfect place where tradition and modernity come together to create a unique atmosphere.

The star vaults, original niches, and architectural details have been carefully preserved, while the renovation has introduced elegant and designer elements.

Beneath the main building lies a charming 180 m² underground vault named "Ipogeo", in the past the beating heart of the olive oil mill and now a space reach in oportunties, where you can create your ideal room. With its historic elements intact, this space can become a wine bar, a relaxing spa, or a private cellar. Already equipped with water, electricity and independent access.

An additional buildable area of  $\square\square$  approximately 54 m2 is possible thanks to the current building permit, which can be extended until 2026.

Currently the owners run the Masseria as a successful design B&B.

# LAYOUT

#### **BEDROOMS**

Three spacious suites are present at Masseria Ostuni, all with en suite bathrooms and independent

entrance.

#### **BATHROOMS**

All bathrooms are ensuite, plus a small service toilet.

#### **KITCHEN**

The Masseria is equipped with an elegant and harmonious kitchen, entirely custom-made and complete with all comforts.

## LIVINGROOM

The bright dining room is distinguished by ancient architectural elements that perfectly matches with modern and designer furnishings.

#### OTHER ROOMS

The tecnical room is also used as a laundry room.

## **FACILITIES**

### OUTSIDE

Covering 4.3 hectares, Masseria Ostuni is adorned with hundreds of centuries-old and younger olive trees, creating a landscape of timeless beauty. A splendid swimming pool surrounded by terraces and spaces for relaxing in the sun and a charming pergola for outdoor lunches or quiet afternoons, complete the property.

### OTHER FEATURES

private pool

## **NOTES**

The asking price refers to the property in its current state, as described in this profile.

# SURROUNDING

## **TRAVEL**



Air: The nearest airports are: <u>Brindisi[BDS]</u> (36km) and <u>Bari[BRI]</u> (101km). Train: The nearest train station to the property is at Carovigno, although the main line stops at Brindisi where there is car hire at the station.

## **DISTANCES**

Ostuni (6m); Costa Merlata (7,7km); Carovigno (9,2km); Marina di Ostuni (10km); San Vito dei Normanni (15km); Torre Santa Sabina (11km); Brindisi (40km); Santa Maria di Leuca (62km); and Otranto (68km).



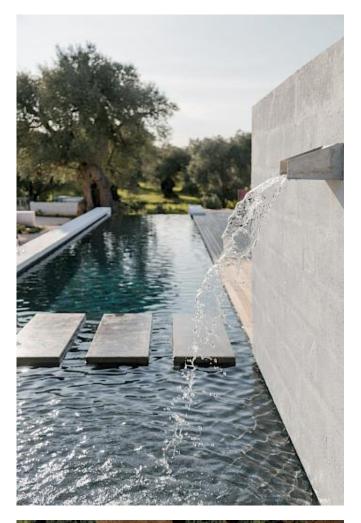


















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