



## 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 CATEGORY   | ready to move in                                                                                                                                               |
| DIMENSIONS       | Residential house: appr. 250 sqm<br>Ipogeo: 180 sqm<br>Private land 4.3 ha.<br>All measurements are approximate.                                               |
| RENTAL POTENTIAL | 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 m<sup>2</sup> underground vault named "Ipogeo", in the past the beating heart of the olive oil mill and now a space reach in oportunities, 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 ☐☐ approximately 54 m<sup>2</sup> is possible thanks to the current building permit, which can be extended until 2026.

Currently the owners run the Masseria as a succesful 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: Brindisi[BDS] (36km) and Bari[BRI] (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).







Please check this profile on our website for more pictures. Thank you.

