Gruppo Bodini
Via Nicolò Putignani, 20 - 70121 Bari
Phone number (+39) 080 8647620

for Sale in Bisceglie
€ 1.600.000
Ref. CBI094-169-63979



1.000 sq.m | Bathrooms: 20 | Bedrooms: 20 | Rooms: 25

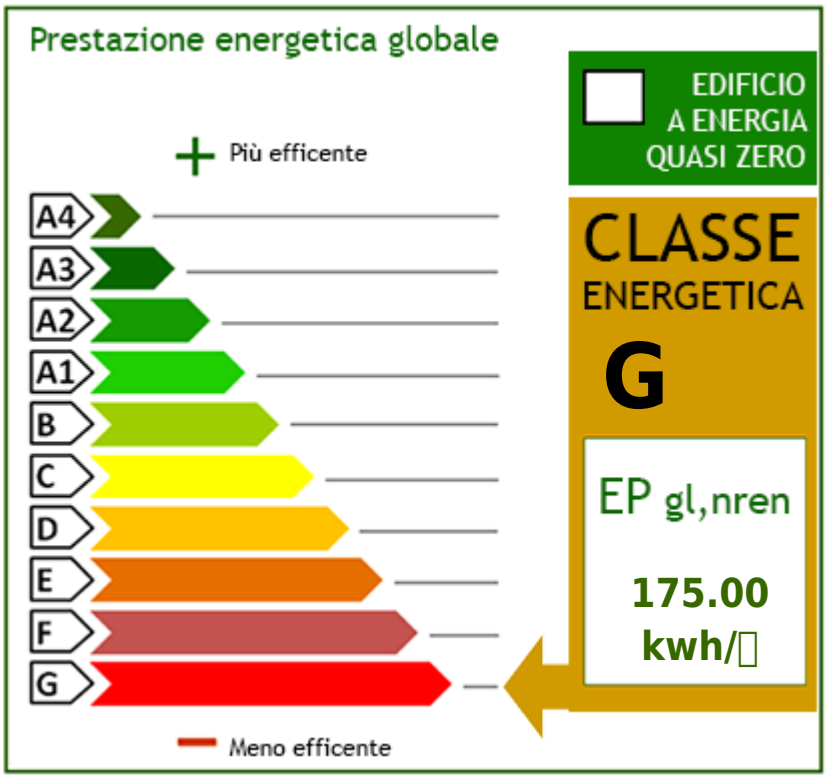
Exclusive Agritourism Estate with Organic Farm for Sale in Bisceglie, Puglia In the heart of the Bisceglie countryside, surrounded by the timeless beauty of the Apulian landscape, lies this extraordinary agritourism estate with an adjoining organic farm, spanning approximately 60,000 square meters. Established in 1986 as an agricultural enterprise and transformed into a refined agritourism retreat in 1992, the property has masterfully blended rural authenticity with high-level hospitality, earning a place in the Michelin Red Guide for several consecutive years.The accommodation area extends over 445 square meters, including 65 square meters of portico, and features 20 elegant guest rooms equipped with centralized air conditioning, LCD TVs, private bathrooms, safes, and minibars. The rooms overlook a stunning 6x16 meter swimming pool, finished with Bisazza mosaic tiles and purified with sea salt. Guests can also enjoy a children's play area, a vertical waterfall, and a relaxing hydromassage corner.The restaurant area, covering 427 square meters, includes two main dining rooms, a cozy TV lounge, fully equipped professional kitchens, an office, and two independent guest rooms. The estate also includes a 48-square-meter laundry facility, two horse stables with 38 boxes, three sand equestrian arenas, a tack room and changing rooms, a 190-square-meter educational farm building, and a 1,100-square-meter covered riding arena with an integrated irrigation system.From the panoramic rooftop terrace, guests can enjoy breathtaking 360-degree views that stretch from the Adriatic Sea to the iconic Castel del Monte and the distant Gargano peninsula. Dry stone walls surround the property, which also features three finely restored stone trulli, enhancing the charm of this unique estate.The botanical heritage of the property includes olive trees, cherry trees, carob trees, myrtle, pomegranate, maritime pines, bay laurels, holm oaks, rosemary, thyme, and majestic eucalyptus. The farm produces a variety of crops, with a focus on olives used to create a highly regarded DOP extra virgin olive oil from the Coratina cultivar, alongside artisanal jams and liqueurs. The land is irrigated through an underground system powered by an artesian well, complete with purification tanks. A 3,500-square-meter cherry greenhouse and a second 360-square-meter steel greenhouse are also part of the

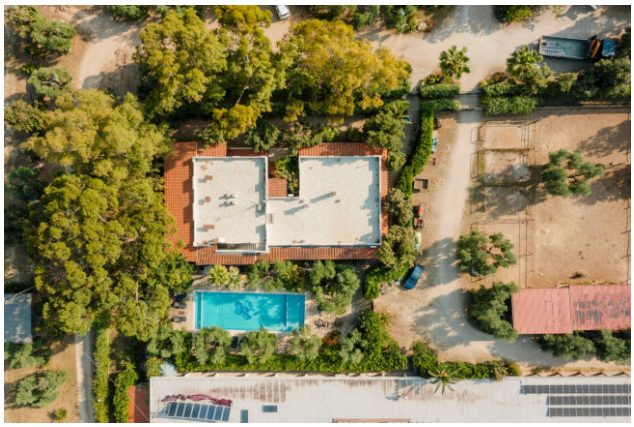
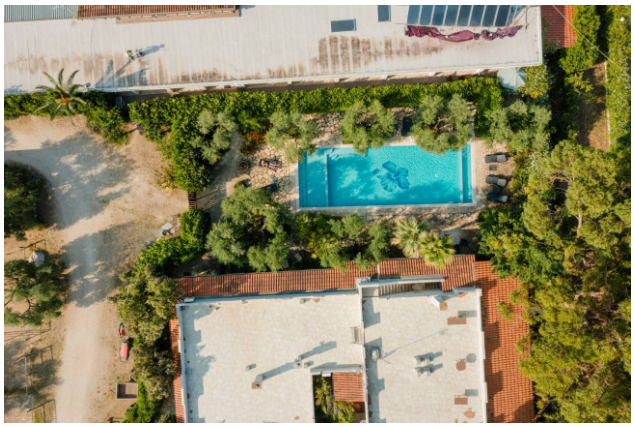
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property.Sustainability is at the core of this estate, thanks to a thermal solar system and a new 20 kW photovoltaic installation (active from June 2025), supported by six 5 kW batteries, an automatic backup system, and an electric vehicle charging station. The presence of an apiary with 10 hives enhances both honey production and natural pollination.Approved and formalized building rights allow for future development, including two new structures with four studio apartments each and a third building measuring 15.4 by 12 meters with a portico. The property is sold fully furnished and equipped, ready to continue a well-established and respected business.This is a rare opportunity to invest in a sustainable, turnkey estate that embodies the essence of southern Italy's rural elegance. Contact us today to discover the true spirit of Puglia in a place where tradition and innovation live in perfect harmony.

Property Informations

Address: Strada Provinciale, 23	**Zip Code**: 70032
Bedrooms: 20	**Bathrooms**: 20
Rooms: 25	**Internal condition**: Good
---> data_operazione <---: 2026-10-21	: 0000-00-00
Floor: On two levels	**Total floors**: 2
Current Status: Available after the deed of sale	**Garden**: Private
Kitchen: Eat-in kitchen	









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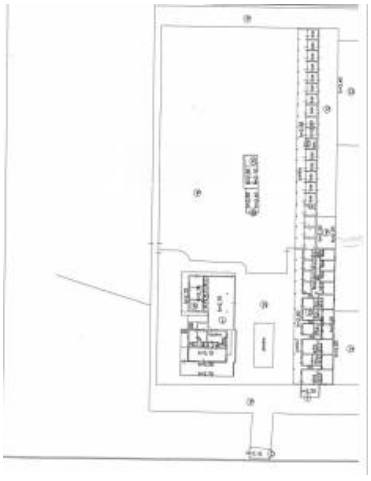












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