



Villa for Sale in Ostuni Confidential Negotiation Ref. CBI092-2251-63873



600 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 17

In Contrada Cervarolo, opposite the Masseria of the same name, on one of Ostuni's most picturesque and panoramic hills, there are two residences for sale, built starting in the late 19th century.

The name "Cervarolo" derives from the historical presence of deer on the foothills of the Murgia, once covered in dense forests. The landscape is a key feature of the property: olive, almond, fig, walnut, and Mediterranean trees frame the buildings, offering breathtaking views from both inside and outside. Sunrises and sunsets offer spectacular natural spectacles in every setting. The location is strategic: just 200 meters from the main road and 1 km from connections to Cisternino, Ceglie Messapica, Martina Franca, Alberobello, and Locorotondo. Surrounded by nature, secluded yet conveniently located, this property is truly unique.

The two units and their outbuildings (storage room and cellar/chicken coop) have been meticulously and aesthetically renovated. The oldest part is a late 19th-century trullo with four cones, expanded with two lamias and a portico made of local stone. It comprises three air-conditioned bedrooms, two living areas with open kitchens (one with a working fireplace), and two fully finished bathrooms. The windows are modern, shatterproof, and feature tinted glass for privacy and comfort. It is currently used as a tourist accommodation facility, popular with both national and international clients.

The second, more recent residence is nestled into the rock and is for private use. Clad in limestone, it features an outdoor patio overlooking the garden and pool. A stone staircase leads to the panoramic terrace, ideal for admiring the Ostuni hills and the starry sky. Inside: four air-conditioned bedrooms (one with an en-suite bathroom and kitchenette), two additional bathrooms, and a living area with a pellet stove. The outdoor spaces, connected by planted terraces, lead to the 75-square-meter saltwater swimming pool with UV filtering, surrounded by a 1,000-square-meter lawn equipped with loungers and umbrellas. Music played via Wi-Fi speakers, a stone oven, and a barbecue complete the relaxation area under the pergola among the olive trees.



The property is equipped with cutting-edge technological systems, making it habitable year-round: 10KW photovoltaic panels, an artesian well, timed irrigation, home automation, a fire alarm system, video surveillance, an alarm system, and three independent entrances. Outdoor parking spaces are proportionate to the number of bedrooms.

Main technical specifications:

75m2 infinity pool, salt + UV, 2 Calligaris filters, 3 Astralpool pumps
Photovoltaic 10 kW nominal
Water: Artesian well, 2 underground tanks (7,500 + 7,000 lt), chlorination automatic
Timed irrigation, 1,000 m2 lawn
Sewerage: Imhoff tank + sub-irrigation
Hot water: 2 Ferroli heat pumps of 300 lt
Air conditioning: Mitsubishi heat pumps + exchangers
Security: URMET alarm and video surveillance
Audio Music diffusion WiFi throughout the property
Starlink WiFi Connectivity

Property Informations

Address: Contrada Cervarolo, snc	Zip Code: 72017
Livable surface: 300.00	Bedrooms: 7
Bathrooms: 5	Rooms: 17
Internal condition: Restored	---> data_operazione <---: 0000-00-00
---> esclusiva <---: 1	: 956.74
: 0000-00-00	Floor: Ground Floor
Total floors: 1	Parking space: Uncovered
No architectural barriers: Yes	Current Status: Available after the deed of sale
Terrace: Present, 170 sq.m	Garden: Private, 3.100 sq.m
Sea distance: 16.000 meter	Kitchen: Open kitchen























