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

Villa for Sale in Ostuni
€ 850.000
Ref. CBI094-169-64063



140 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 6

PUGLIA - OSTUNI (BR) - CONTRADA GROTTE

Newly built villa for sale in Ostuni: contemporary elegance, a private pool, and a 14,500 sq m garden in the heart of the Apulian countryside.

Nestled in the quiet countryside of Ostuni, in Contrada Grotte, Coldwell Banker Gruppo Bodini offers for sale a splendid newly built villa that combines modern architecture, functionality, and the authentic charm of the Itria Valley landscape. With a floor area of approximately 140 square meters, this property is ideal for those seeking an exclusive private residence or a prestigious vacation home in the heart of Puglia, with all the comforts of a contemporary building.
The villa is spread across a single level and welcomes guests into a bright, triple-level living area comprising a lounge, dining room, and open-plan eat-in kitchen, designed to foster conviviality and direct contact with the outdoors. The sleeping area comprises two bedrooms, both with ensuite bathrooms, ensuring maximum privacy and comfort. A practical storage room and an additional guest bathroom complete the interiors, demonstrating the design's focus on everyday functionality.
Outside, the villa is surrounded by approximately 14,500 square meters of land, an oasis of greenery and tranquility that includes an elegant 50 square meter covered patio, perfect for al fresco dining and relaxation. The 40 square meter pool with outdoor shower is the focal point of the outdoor area, while the orange grove with kitchenette and barbecue adds an authentic Mediterranean touch, ideal for

fully enjoying outdoor living in any season.
It is also possible to expand the existing volume by approximately 45 square meters to create two additional bedrooms with private bathrooms, thus offering a unique opportunity to customize the property to suit your living or hospitality needs.
The price is intended to be "turnkey" and includes design, construction costs, and complete construction of the villa. A separate quote is available for a customized interior design and furnishing service to create a space consistent with the client's taste and style.
This villa for sale in Ostuni represents the perfect balance of contemporary comfort and rural charm, a retreat immersed in nature just minutes from the historic center of the "White City" and the beaches of the Adriatic coast. Contact us for more information or to discover how to customize your new home in Puglia: an exclusive project that makes the dream of living in the heart of the Itria Valley a reality.

Certification

Energy Class: A4

Property Informations

Address: Contrada Grotte	**Bedrooms**: 2
Bathrooms: 3	**Rooms**: 6
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Floor**: Ground Floor
Total floors: 1	**Parking space**: Uncovered
Garden: Private, 14.500 sq.m	**Kitchen**: Open kitchen

















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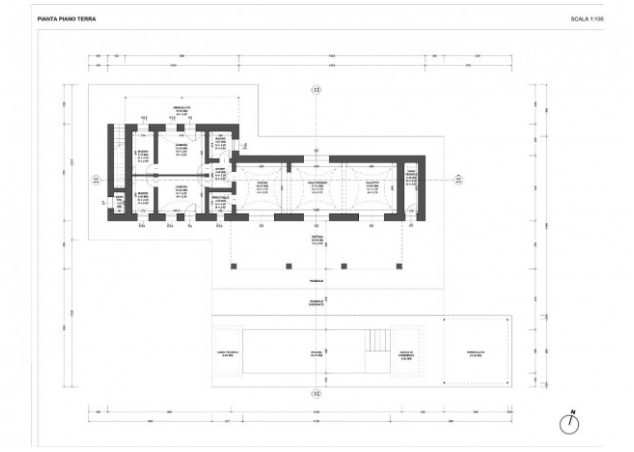




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