Gruppo Bodini
Via Casimiro, 1 - 72100 Brindisi
Phone number (+39) 0831 1628391

Villa for Sale in Ostuni
€ 1.450.000
Ref. CBI092-2166-64047



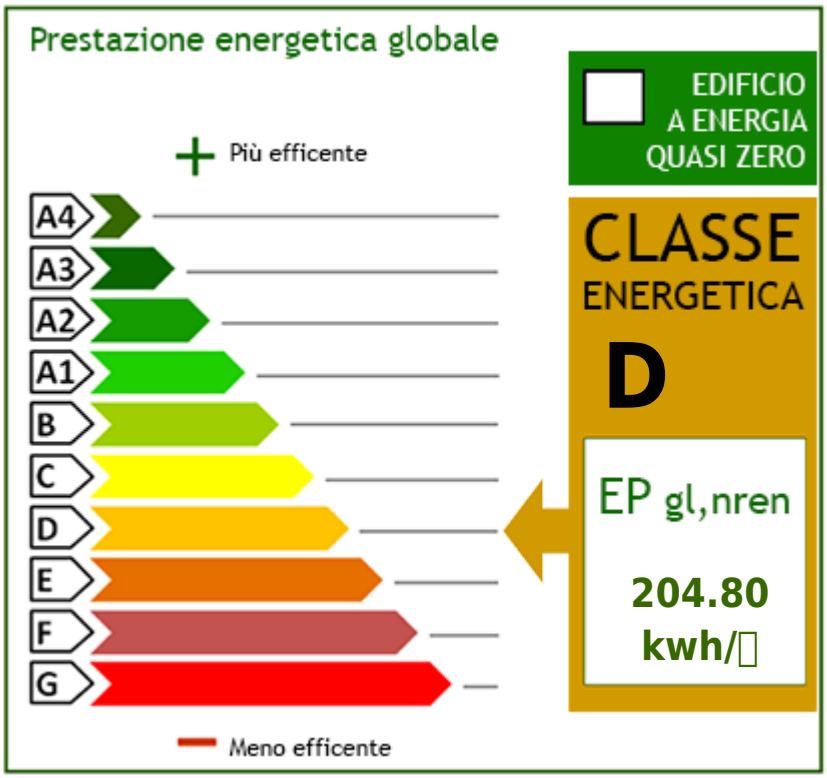
523 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 10

Prestigious Estate with Historic Trullo, Guest Apartment and Panoramic Views near Ostuni
Just minutes from Ostuni, surrounded by the peaceful Apulian countryside and set within approximately one hectare of fully fenced private land, this prestigious estate includes a main villa, a beautifully restored 300-year-old trullo, and an independent guest apartment, offering over 500 sqm of living space.
An exceptional opportunity as a luxury private residence, multi-family home, or boutique hospitality investment in the heart of the Itria Valley.
The main villa is arranged over two levels with spacious, bright interiors finished with quality materials. The upper floor features an elegant living room with traditional stone fireplace, panoramic windows opening onto covered verandas, and a fully equipped kitchen. The sleeping area includes two double bedrooms with parquet flooring, a bathroom, solid oak double-glazed windows, and one bedroom with direct access to a veranda overlooking the pool.
A marble staircase leads to the lower floor, offering three further bedrooms, two bathrooms, a second kitchen, dining area with garden access, a large lounge, and a spacious laundry room.
Adjacent to the villa is the charming historic trullo, carefully restored while preserving its authentic character. It comprises a living room, kitchen, double bedroom, and bathroom, adding unique appeal and value to the property.
The estate also includes an independent apartment with private entrance, featuring a double bedroom with parquet flooring, bathroom, living area with kitchen, private terrace, and access to a spectacular panoramic rooftop terrace shared with the villa.
The landscaped grounds ensure complete privacy and include Mediterranean gardens, lavender, approximately 70 olive trees, manicured lawns, and several outdoor relaxation areas. The renovated 8 x 10 m swimming pool features a saltwater system and heat

pump for extended seasonal use. Recent improvements include exterior repainting, new external cladding, upgraded irrigation systems, and full servicing of plumbing, electrical systems, boilers, and pumps.
The property benefits from an artesian well, water softening system, and a 20 kW photovoltaic system providing excellent energy efficiency and independence. Heating is supplied by radiators powered by an LPG boiler or wood-burning fireplaces, with MCZ pellet stoves installed throughout the villa.
Additional features include Starlink high-speed internet, alarm system with perimeter radar, automated entrance gates with video intercom, and secure stone boundary walls.
The magnificent rooftop terrace offers breathtaking 360° views over the countryside and towards Ostuni, Ceglie Messapica, and Cisternino, creating the perfect setting for entertaining or relaxing.
Ideally located, the property is approximately 10 minutes from Ostuni, 10–35 minutes from Cisternino, Ceglie Messapica, Martina Franca and Alberobello, 35 minutes from Brindisi Airport and around one hour from Bari Airport.
Combining the timeless charm of traditional Apulian architecture with modern comforts, this exceptional estate represents a rare opportunity as both an exclusive residence and a prestigious investment in one of Puglia's most sought-after locations.
Contact us for further information or to arrange a private viewing.

Property Informations

Address: C.da Lamatroccola, Snc	**Zip Code**: 72017
Bedrooms: 7	**Bathrooms**: 6
Rooms: 10	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 723.04	: 0000-00-00
Floor: On two levels	**Total floors**: 2
Parking space: Covered	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private, 1.000 sq.m	**Kitchen**: Present



















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VAT 04954530962

















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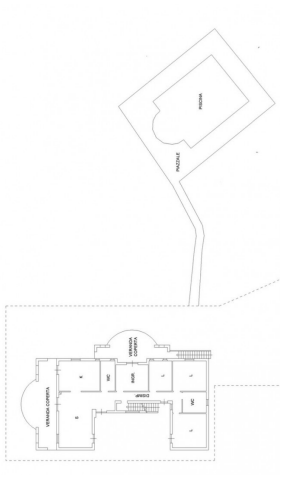


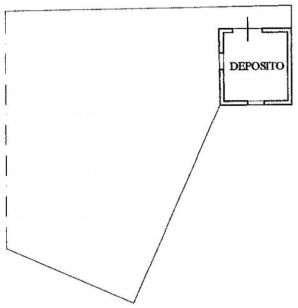
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PIANO TERRA H= 3,00

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