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

Villa for Sale in Gravina in Puglia
€ 799.000
Ref. CBI094-169-BA022



300 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

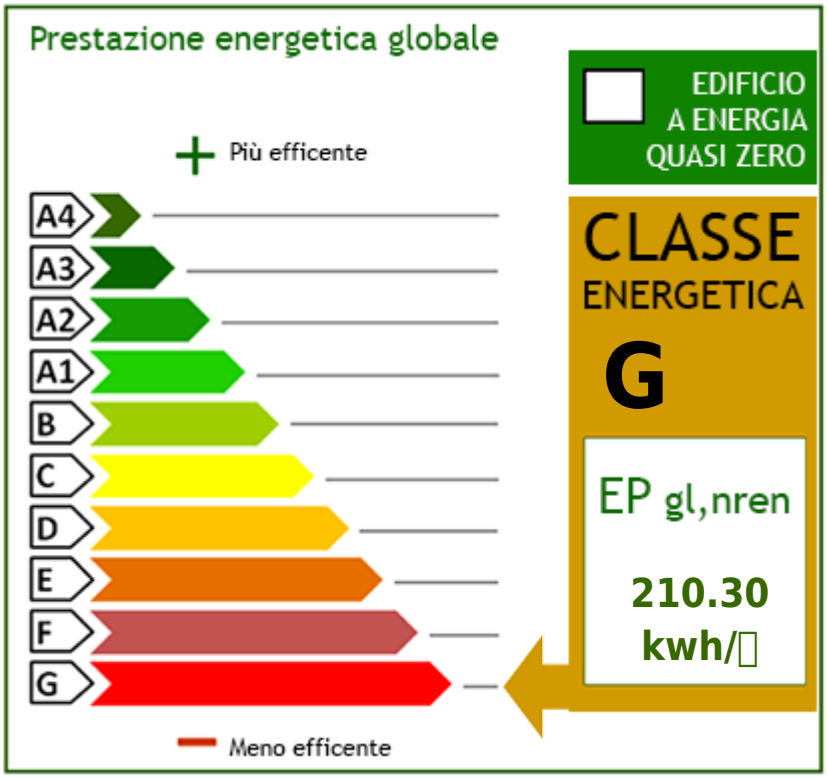
Renovated Masseria for Sale in Puglia: Authentic Charm and Modern Comfort in the Heart of the Murgia Countryside
Nestled in one of the most captivating rural settings of the Murgia region, this elegant renovated masseria offers an exceptional opportunity to own a piece of authentic southern Italy. Set in a landscape steeped in ancient history and surrounded by archaeological treasures, this countryside retreat seamlessly blends rustic tradition with contemporary comfort, making it an ideal choice for those seeking a refined lifestyle immersed in nature.
The main residence covers approximately 300 square meters and is embraced by a beautifully landscaped 4,300-square-meter garden, partially designed for parking with a private driveway. An additional 15,000 square meters of agricultural land cultivated with olive trees and legumes surrounds the property, offering a picturesque and fertile setting perfect for leisure or potential agritourism development.
Upon entering, you are welcomed into a luminous living area featuring parquet floors and expansive windows that open out onto the surrounding greenery. The elegant sitting room with a fireplace flows effortlessly into a refined dining space and a separate kitchen adorned with bespoke wooden cabinetry, offering both function and warmth. The sleeping quarters consist of three bedrooms and two tastefully appointed bathrooms, providing a comfortable and private retreat for family or guests.
Adding further value, a detached guesthouse of around 48 square meters stands on the property, complete with a stone oven, kitchenette, spacious bathroom, and a cozy open-plan living and sleeping area. This independent unit is ideal for hosting guests or for short-term rental use, enhancing the property's potential as an investment opportunity in Italy.
The outdoor spaces are a true highlight, featuring two ornamental lily ponds and a private tennis court, creating a serene and exclusive environment perfect for relaxation, entertainment, or wellness retreats. This masseria for sale in Puglia is located just 5 km from the center of Gravina, 6 km from the Alta Murgia National Park, 32 km from the UNESCO-listed city of Matera, and only 63 km from Bari

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International Airport, combining seclusion with convenient access to cultural and natural landmarks.
Whether you're looking for a renovated property in Italy to enjoy as a second home, a unique holiday villa in southern Italy, or a prestigious investment in the heart of Puglia’s countryside, this residence delivers timeless character, space, and opportunity. Contact us today to arrange a private viewing and begin your journey to owning a true Apulian treasure.

Property Informations

Address: C.da Lama Cipriani, snc	**Zip Code**: 70024
Bedrooms: 3	**Bathrooms**: 3
Rooms: 6	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 1	**Parking space**: Uncovered
Suitable for Students: Yes	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private, 4.300 sq.m
Kitchen: Eat-in kitchen	: Yes



















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