

OSTUNI — PUGLIA

Tourist-Residential Farmhouse in the heart of Valle D'Itria

€ 2.700.000

PRICE

497 m²

SQUARE METRES

10

ROOMS



The Spaces



DESCRIPTION

Tourist-Residential Farmhouse in the heart of Valle D'Itria

In a stunning panoramic location in the Itria Valley, just minutes from the center of Ostuni, this renovated farmhouse combines the authenticity of tradition with all contemporary comforts. Surrounded by olive trees, orchards and wide green spaces, it is an ideal solution both for residential use and as charming accommodation. The historic part of the building, made of exposed stone, houses three bedrooms each with a private bathroom, one of which has a designer bathtub. The interiors include a living area with a sitting room, dining room with service, and a professional kitchen that opens onto a shaded wooden patio. A sitting room with a fireplace and brick seating adds warmth and intimacy. The rooms retain original elements such as carriage-vaulted ceilings and floors of reclaimed antique cement tiles embellished with modern details. The main structure is flanked by five independent rooms, all with private bathrooms. Four are set in a modern structure made with energy-efficient materials, while one was converted from an old

oven. All have direct access from the outside, ensuring privacy and autonomy for guests. A dramatic brick staircase leads to the panoramic terraces, one of which is furnished with brick sofas and glass railings, perfect for relaxing while admiring the landscape. On the basement level is a refined SPA area with a Turkish bath, sauna, relaxation area and massage area. Adjacent, the plant room houses state-of-the-art technologies: heat pumps connected to solar panels, reservoirs fed by artesian well, independent air conditioning systems and home automation. Outside, the property covers about 14,000 sqm. A 40-square-meter stoneware-lined swimming pool, solarium, shaded areas, and two monumental oaks complete a harmonious and well-maintained outdoor space. The entrance is served by an electric gate, parking lot with electric car column, 110 KVA generator, and a wooden bike room with workshop bench. A dwelling with a unique character, ready to be lived in or welcomed as a prestigious investment in the authentic heart of Puglia.

 **497 m²**
AREA

 **8**
BATHROOMS

 **10**
ROOMS

 **€ 2.700.000**
PRICE



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CONTACTS

Book a visit

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