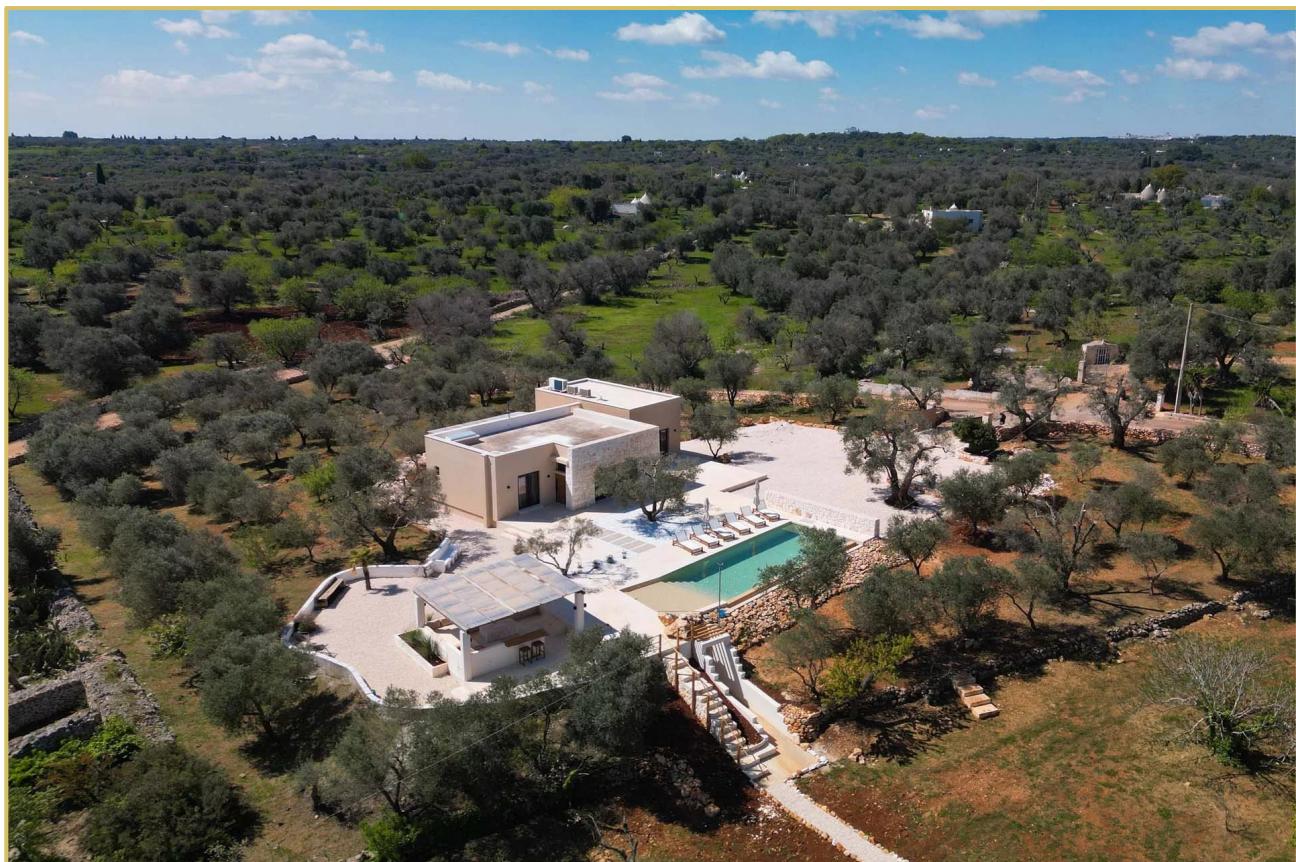


Ref. 2812 – **VILLA OSTUNI**www.romolini.com/en/2812

LUXURY VILLA WITH HOME AUTOMATION AND POOL FOR SALE IN OSTUNI, APULIA

Ostuni – Brindisi – Apulia**Interiors**
120 m²**Bedrooms**
3**Bathrooms**
4**Total land**
10,386 m²**Swimming pool**
10 × 4 m

In a privileged position with breathtaking panoramic views, not far from the village of Ostuni, modern villa with swimming pool and garden for sale. The 10,386-m² outdoor area is a true oasis of relaxation, with a spectacular 10 × 4 m infinity pool surrounded by a furnished sunbathing area. A large covered veranda hosts comfortable lounges to enjoy the tranquility of the place, while the outdoor kitchen allows one to fully enjoy the summer in company.

SUMMARY OF THE PROPERTY

REFERENCE #: 2812 – VILLA OSTUNI

TYPE: modern villa

CONDITIONS: restored, luxury finishes

LOCATION: open and sunny

ACCESS: excellent, paved road

INTERIORS: 120 square meters (1,291 square feet)

TOTAL ROOMS: 4

BEDROOMS: 3

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: modern building, ample windows, vaulted ceilings, stone flooring, home-automation, video-surveillance, ready for photovoltaic panels, swimming pool, stone sunbathing area, garden, shed with summer kitchen, olive trees, rooftop terrace

EXTERIOR: 10,386 square meters (2.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 4 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes (satellite connection)

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 106.31 kWh/m²year)

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

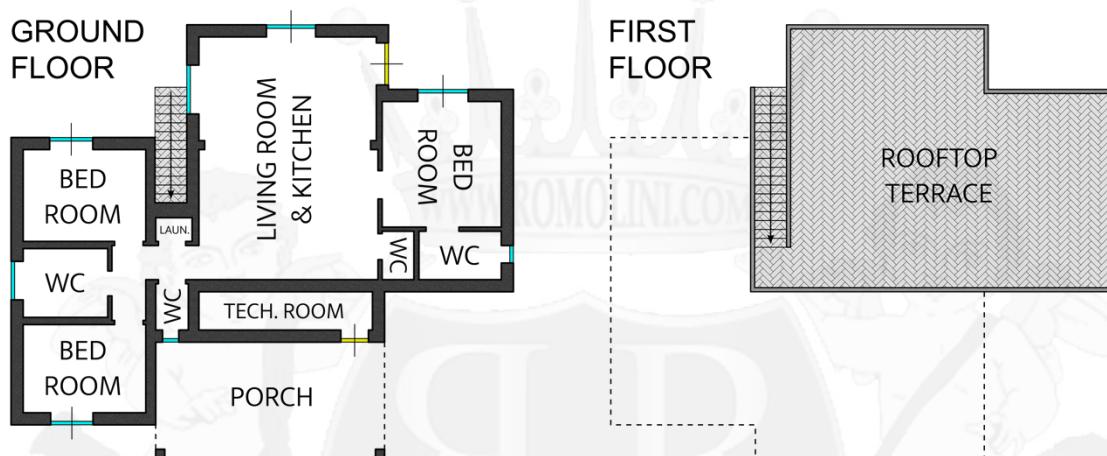
Ceglie Messapica (3km; 5'), Ostuni (14km; 20'), Martina Franca (15km; 15'), San Vito dei Normanni (21km; 25'), Locorotondo (22km; 25'), Alberobello (30km; 35'), Monopoli (45km; 45'), Taranto (51km; 45'), Brindisi (55km; 45'), Gioia del Colle (61km; 1h 5'), Bari (86km; 1h 20'), Matera (90km; 1h 30'), Altamura (97km; 1h 35'), Gallipoli (125km; 1h 25')

CLOSEST AIRPORTS

Aeroporto del Salento (51km; 40'), Bari K. Wojtyla (105km; 1h 30'), Crotone Pitagora (305km; 4h 10'), Lamezia Terme Sant'Eufemia (321km; 3h 45'), Napoli Capodichino (345km; 3h 50')

VILLA OSTUNI

In a privileged position with breathtaking panoramic views, not far from the village of **Ostuni**, **modern villa** with **swimming pool** and **garden** for sale. The house is on one floor with large, well-distributed spaces. The entrance opens onto a bright open space, embellished by barrel vaults that recall the traditional local architecture, with a living area and open kitchen. The sleeping area includes three bedrooms and four bathrooms, all of which have been built with high-quality materials and equipped with every comfort. From the outside, a staircase leads up to the roof, where there is a beautiful terrace with views of the surrounding countryside.



The building is equipped with underfloor heating and an air-conditioning system in all rooms, which together with triple-glazed windows and doors guarantee excellent energy efficiency. A *Starlink*-type internet connection, a security system with video cameras, and advanced home automation for the management of air conditioning, gate and outdoor lighting complete the equipment. The house is also ready to accept photovoltaic panels.

The **10,386-m² outdoor area** is a true oasis of relaxation, with a spectacular **10 × 4 m infinity pool** surrounded by a furnished sunbathing area. A large covered veranda hosts comfortable lounges to enjoy the tranquility of the place, while the outdoor kitchen allows one to fully enjoy the summer in company. A jacuzzi whirlpool bath with a view of the surrounding landscape completes the picture. The entire land is fenced off by dry-stone walls typical of the area and the greenery is equipped with an irrigation system with a cistern for collecting rainwater.



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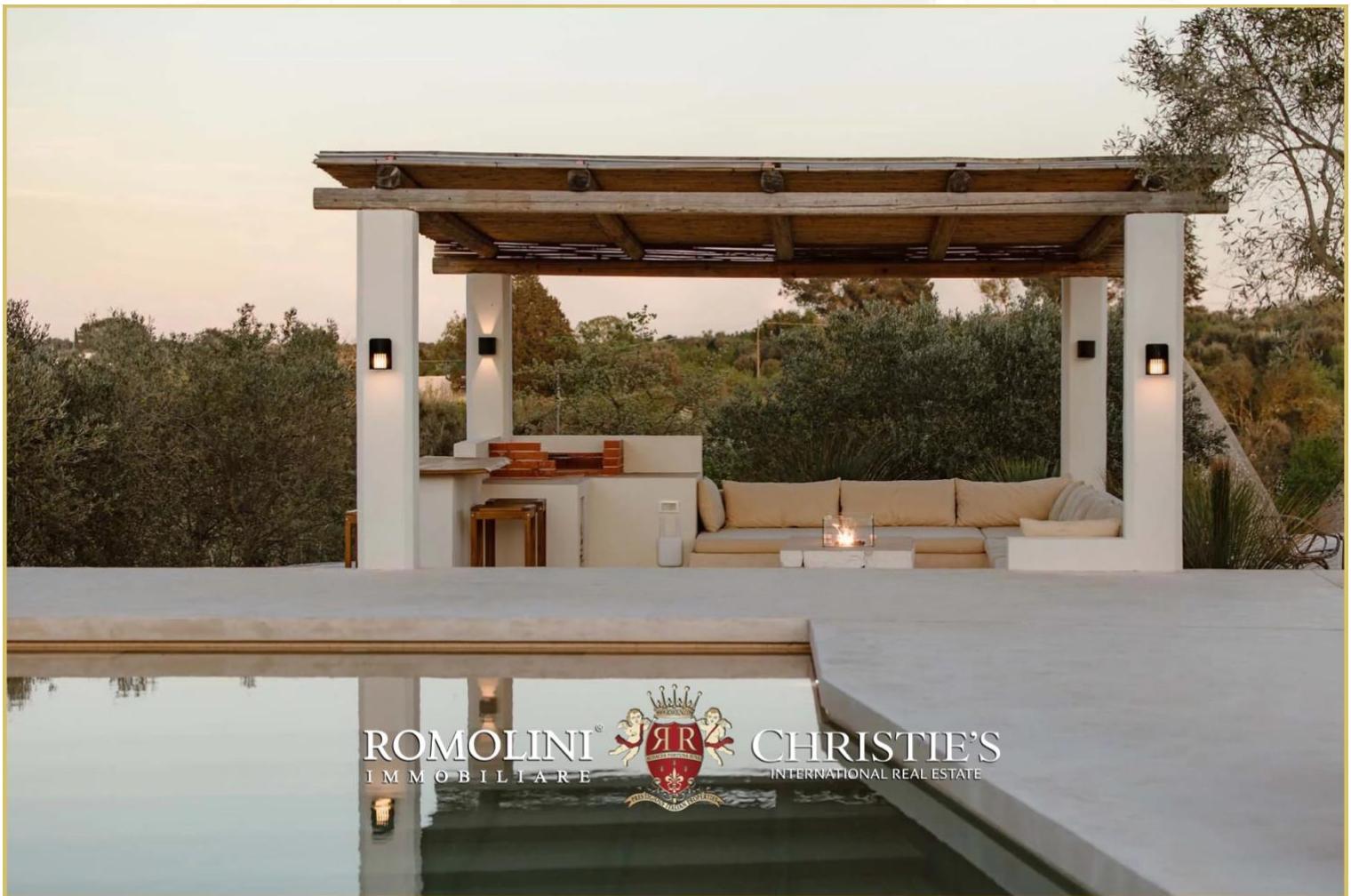
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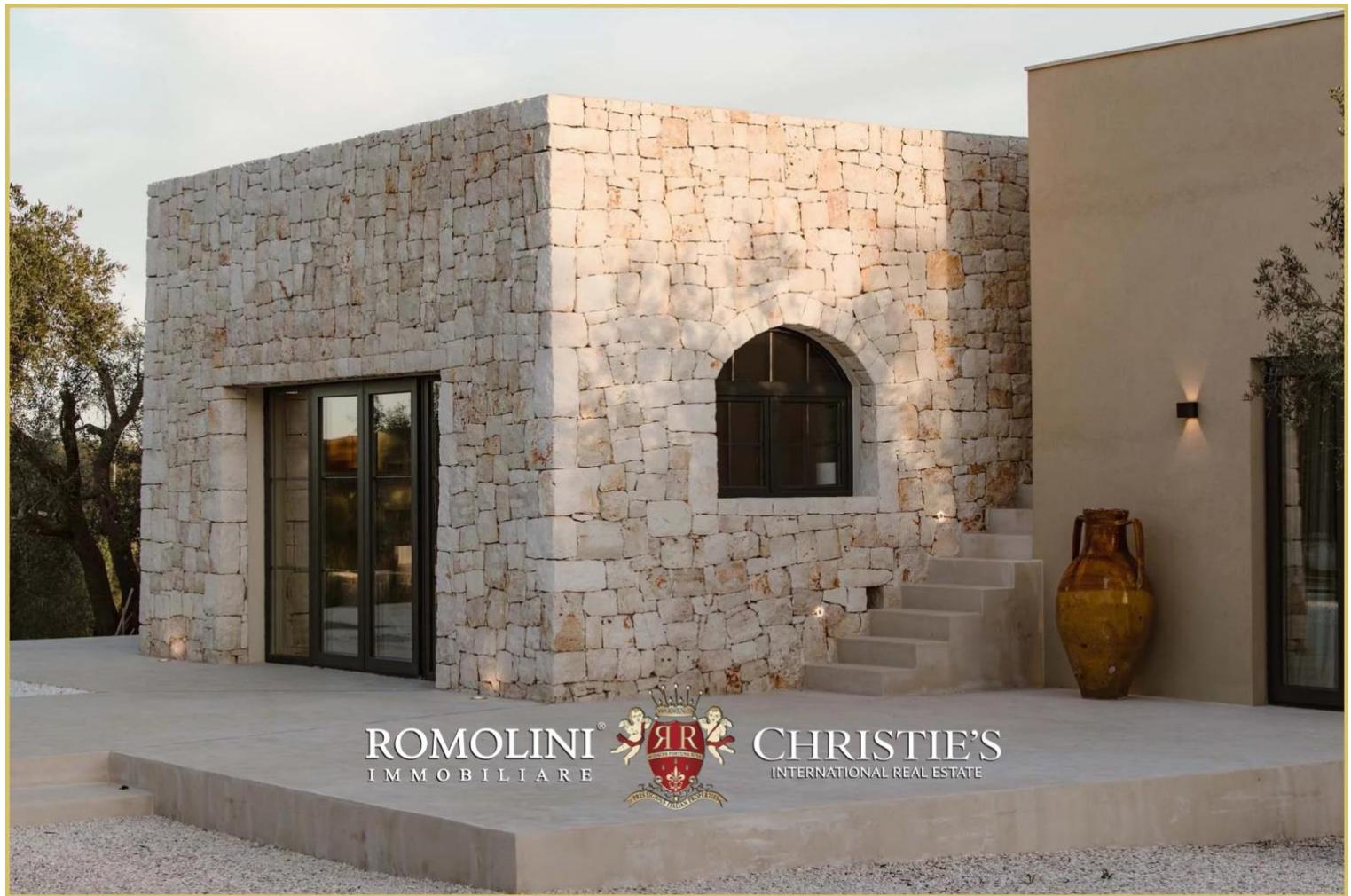
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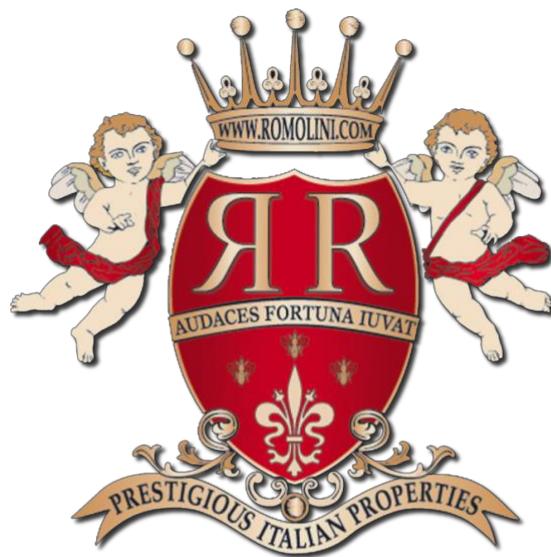


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