Ref. 3152 – **VILLA SAN ROCCO** www.romolini.com/en/3152

MODERN VILLA WITH POOL AND OLIVE GROVE FOR SALE IN OSTUNI, UPPER SALENTO, APULIA

Ostuni – Brindisi – Apulia



Interiors	Bedrooms	Bathrooms
105 m²	2	2

Total land	Swimming pool
8.676 m²	13 × 3.3 m

In a secluded position in the countryside of Upper Salento, Apulia, independent villa with swimming pool, spacious outdoor areas and an olive grove, arranged entirely on one level. The property offers a practical and functional layout, comprising a bright living room with dining area, a kitchen with French doors opening directly onto a large covered veranda, equipped with an outdoor dining area, a bathroom, a laundry room and two bedrooms with en-suite bathroom.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3152 – VILLA SAN ROCCO
TYPE: modern villa
CONDITIONS: excellent
LOCATION: open and sunny
ACCESS: excellent

INTERIORS: 105 square meters (1,130 square feet)
TOTAL ROOMS: 5
BEDROOMS: 2
BATHROOMS: 2
ANNEXES: carport

MAIN FEATURES: stone walls, vaulted ceilings, fireplace, garden, sunbathing terrace, pergola, swimming pool, olive trees

EXTERIOR: 8,676 square meters (2.1 acres)
GARDEN: yes, well maintained
SWIMMING POOL: 13 × 3.3 m

ELECTRICITY: already connected + photovoltaic system
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: LPG
HEATING SYSTEM: fan coils + air conditioning

CLOSEST CITIES AND TOWNS

Ceglie Messapica (5km; 10'), Ostuni (8km; 15'), San Vito dei Normanni (15km; 20'), Martina Franca (20km; 25'), Locorotondo (30km; 35'), Brindisi (35km; 45'), Alberobello (40km; 55'), Monopoli (50km; 45'), Taranto (50km; 45'), Gioia del Colle (70km; 1h 15'), Bari (90km; 1h 25'), Gallipoli (120km; 1h 35'), Matera (135km; 1h 45'), Altamura (140km; 1h 50')

CLOSEST AIRPORTS

Aeroporto del Salento (45km; 40'), Bari K. Wojtyla (108km; 1h 30'), Crotone Pitagora (300km; 4h 20'), Lamezia Terme Sant'Eufemia (315km; 3h 35'), Napoli Capodichino (350km; 3h 50')

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VILLA SAN ROCCO

In a secluded position in the countryside of **Upper Salento**, **Apulia**, **independent villa** with **swimming pool**, spacious outdoor areas and an **olive grove**, arranged entirely on one level. The property offers a practical and functional layout, comprising a **bright living room with dining area**, a kitchen with French doors opening directly onto a **large covered veranda**, equipped with an outdoor dining area, a bathroom, a laundry room and **two bedrooms** with en-suite bathroom.

Particular attention has been paid to **energy efficiency and living comfort**: thanks to the installation of **solar panels and battery storage systems**, the property is energy self-sufficient and has zero energy impact.

The villa is also equipped with a **fully integrated home automation system, gas fireplace, air conditioning and heating, automatic irrigation system**, and a **security system with CCTV cameras and an alarm system**.
An external staircase leads to the rooftop sunbathing terrace with a **photovoltaic system**.

The villa will be sold **fully furnished**, including all indoor and outdoor furniture and furnishings. The property also benefits from a **covered parking area accommodating up to three cars**.

EXTERIOR

The outdoor spaces are among the property's main highlights. The large covered veranda provides a natural extension of the living area, ideal for outdoor dining and relaxing. The **13 × 3.3 m swimming pool, complete with a sunbathing area**, offers the perfect setting to enjoy the Mediterranean climate, while a **covered outdoor area equipped with a barbecue, preparation counter and lounge area** creates an inviting space for entertaining guests and enjoying long days outdoors.

The villa enjoys direct views over a **charming 7,500 m² olive grove**, which surrounds the property and creates an atmosphere of **privacy and tranquility**, immersed in the characteristic landscape of the Apulian countryside.

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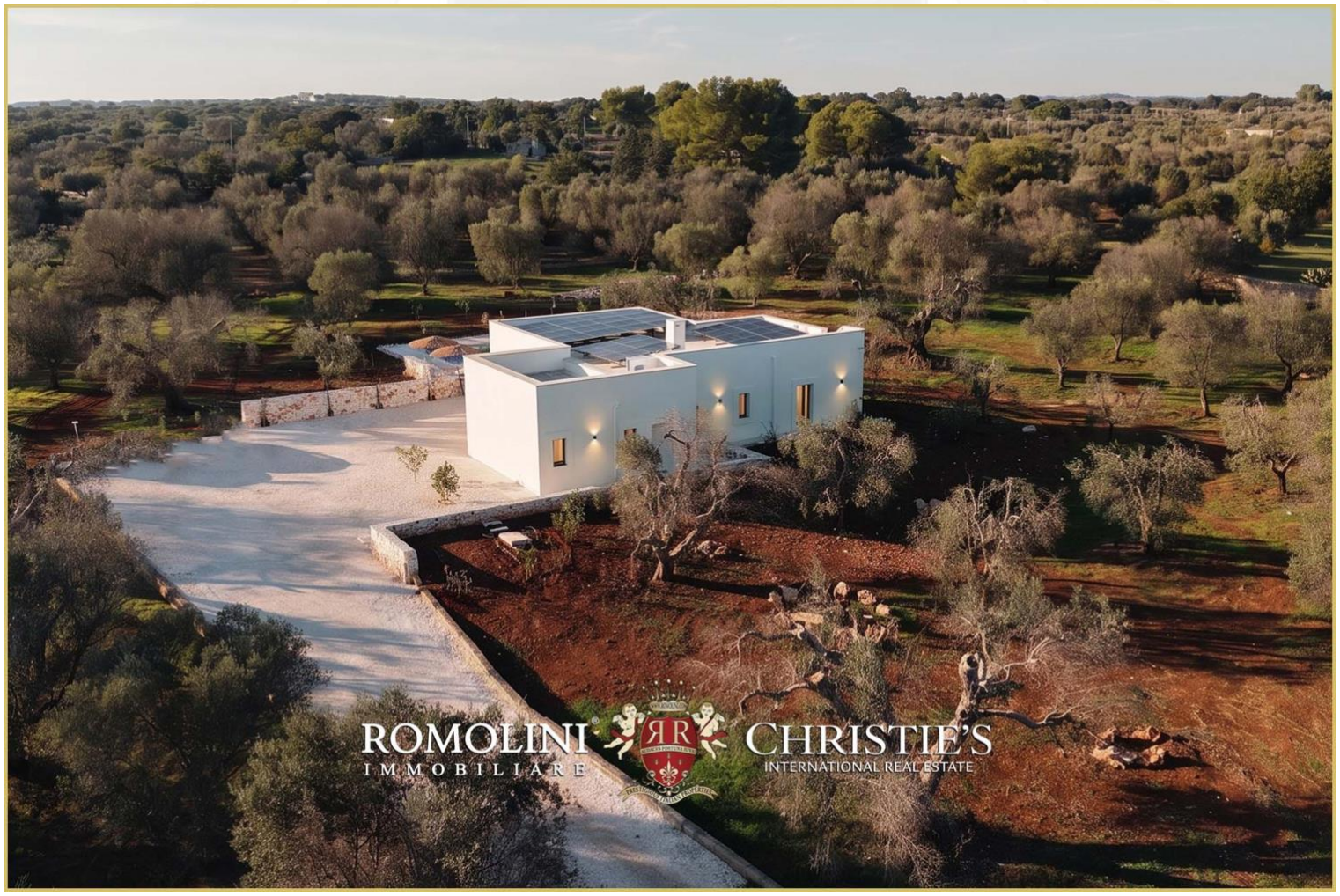
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