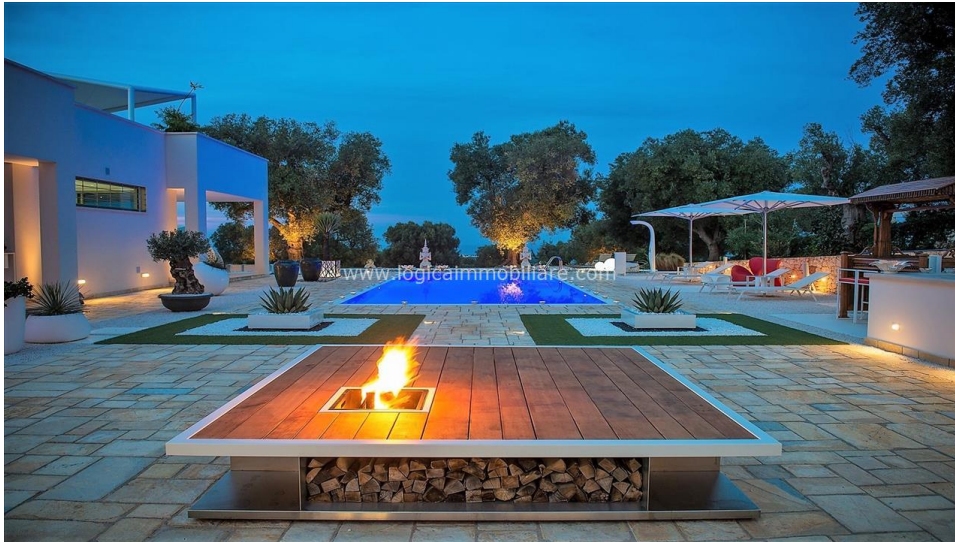


## Villas for Sale in Carovigno (BR)

1.650.000 €

Ref: VL223P



**Size:** 270 sqm

**Field:** 0,8 ha

**Rooms:** 7

**Bedrooms:** 4

**Bathrooms:** 4

**Swimming pool:**

Privata

**Energy class:** A+

**IPE:** 15

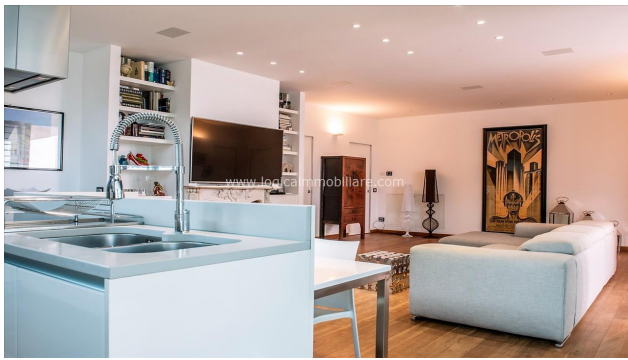
In a dominant position, with a panoramic view of the Torre Guaceto nature reserve, a prestigious villa with low energy consumption, of about 270 sqm, with a typical trullo, private garden and infinity pool. An ancient wrought iron gate leads into an access road that leads to a parking area, and to the villa, with simple and linear features, with a modern character, but still in contact with the past and the typicality of the place, thanks to the restoration of an ancient pre-existing stone trullo. A large veranda precedes the entrance to the house, expertly equipped to fully enjoy the view of the Adriatic Sea. The living area of the villa, of about 210 square meters, consists of a large and bright open space living room with induction equipped kitchen and island, made welcoming by the opaque and natural wooden floor and an ancient fireplace; from here you can access the 3 bedrooms with private bathrooms and a fourth room kept inside the trullo, accessible from one of these, each room enjoys total privacy and each has a direct exit to the garden through a private porch. In order to better organize the spaces and make them always livable, there is a comfortable storage room / laundry room, where all the controls and technological systems are inserted, and a large storage area of about 60sqm with technical compartment and changing room with bathroom, located below of the swimming pool, the latter, with salt water, made with the infinity system, has a size of 12 x 5 m, surrounded by a comfortable solarium area. To enhance the property, a large terrace of about 60sqm, accessible via an external staircase, made livable and equipped, arranged in such a way as to offer a 360 ° view of both the countryside of Carovigno and the sea. A large wooden porch was also built in the garden, intended for pleasant convivial moments outdoors, equipped with kitchen. The villa insists on a land of about 8000 sqm with numerous centuries-old olive trees, Mediterranean scrub and



native species, completely enclosed by dry stone walls and sloping down to the sea. There are numerous external decorations in the garden obtained through a careful choice of materials and stones as well as artistic installations. The villa is equipped with numerous technological systems: underfloor heating, air conditioning, sanitary hot water production system, cisterns, imhoff pit, home automation system and photovoltaic system with a capacity of 4.7 kW, that attribute the energy class of A + gl. An ideal villa to be inhabited all year round, given the proximity to the town of Carovigno, only 3 km away, and 30 km to Brindisi, but also to be included in the luxury tourist rental circuit.







*LOGICA IMMOBILIARE S.R.L.*

*Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)*

*P.IVA: 01257190528*

*Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: [info@logicaimmobiliare.com](mailto:info@logicaimmobiliare.com)*