

**Country houses for Sale in San Michele Salentino (BR)**

**550.000 €**

**Ref: CA463P**



**Size:** 140 sqm

**Field:** 1,6 ha

**Rooms:** 6

**Bedrooms:** 3

**Bathrooms:** 3

**Swimming pool:**

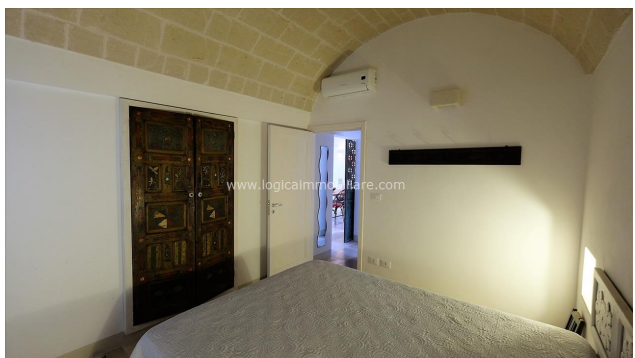
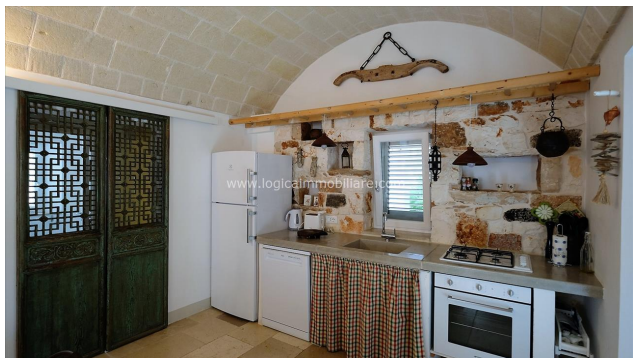
Privata

**Energy class:** D

**IPE:** 100

Surrounded by the olive trees of the upper Salento, splendid group of trulli with 7 cones plus lamia, recently renovated, with swimming pool and about 1,6 ha of land. A path delimited by centuries-old olive trees leads to the property, allowing you to fully immerse in the natural context that surrounds it, until you reach a comfortable square in front of the sovereign trullos, shaded by majestic Mediterranean pines. The residence of about 140 sqm is divided into two areas, the reconstructed part, inherent to the lamia, has an open space living area with a working fireplace, equipped kitchen and masonry sofa, hallway, double bedroom and bathroom, all surmounted by barrel vaults. A second hallway with bathroom leads into the trullo used as a bedroom, while the second independent trullo houses a third bedroom with private bathroom, obtained from a niche, with a stone bathtub. Each room has direct access to the garden and is embellished with refined details such as built-in wardrobes, exposed stone, scenographic lighting, up to the refined oriental furniture, which makes the spaces welcoming and classy. To fully enjoy the outdoor space, a comfortable porch with masonry seats, barbecue and outdoor worktop, as well as a salt 5x10 m pool equipped with a solarium area and surrounded by 80 centuries-old olive trees. The property is the result of a skilful renovation, which used materials typical of the area, from local stone for the floors, to the tuff of the barrel vault, it presents an artesian well with cistern, irrigation system, imhoff pit, hot / cold air conditioning system, predisposition for heating system and solar panels. Its conformation makes it ideal to be lived both in summer and in winter, given the proximity to the center of San Michele Salentino, 8 km and Brindisi 28 km, but also to be included in the tourist rental circuit thanks to its central position, 27 km from Ostuni, 52 km from Alberobello and 60 km from Lecce.

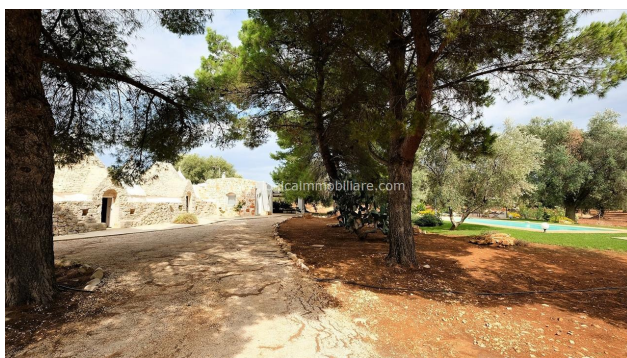












**LOGICA IMMOBILIARE S.R.L.**

**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)**