logica immobiliare
la soluzione a portata di mano

Country houses for Sale in Manduria (TA) 1.550.000 €

Ref: CA544P

Size: 310 sqm
Rooms: 15
Bedrooms: 9
Bathrooms: 9
Energy class: E
IPE: 150

Located in the wonderful scenery of the Palude del Conte, between Porto Cesareo and Punta Prosciutto, less than 1 km from the clear beaches of the Ionian Sea, splendid 1900 farmhouse used as an accommodation facility of about 310 sqm surrounded by the beauty of unspoiled and protected nature. The farmhouse complex, dating back to the early 1900s, once dedicated to cultivation and grazing, now houses 5 independent rooms each with its own private bathroom, well finished and completed with every comfort, and 2 independent apartments; the first on the ground floor consists of a living room / kitchen, hallway, bathroom and a bedroom, while the second on the first floor has the same layout but it's embellished with a splendid 45 sqm exclusive terrace with a panoramic view of the surrounding woods. More reserved, on the other hand, we find a dependance consisting of a bedroom with an independent entrance, and bathroom, and an apartment, preceded by a porch, with living room / kitchen, 2 bedrooms and a bathroom. Guests have access to a splendid equipped terrace of about 100 sqm, from which they can fully enjoy the view of the luxuriant nature, large patios equipped with solarium areas and a comfortable covered veranda with built-in kitchen, where taking advantage of the shade, the breakfasts are served. The structure, reachable through a white road surrounded by nature, has 5000 sqm of land belonging to it, is served by an artesian well, cistern, imhoff pit and LPG pit, and is completed with parking spaces available for guests.Its conformation makes it ideal both for continuing the tourist accomodation business, thanks to its proximity to the sea and paths in the woods, but also to use it in part as a private residence or to transform it into an exclusive property. The crystal-clear sea of the bay of Punta Prosciutto is 1 km away, as are the first services, the picturesque city of Lecce is 45 minutes away, the center of Nardò 30 and Brindisi airport 1

hour.

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