

## Casa Nell Aranceto, Ostuni

€830,000

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### About the property

Casa nell'Aranceto is situated in an elevated position amid an olive grove 2.5 km from the historic town of Ostuni. The property is a large new build villa with vaulted ceilings and a completely renovated 3 cone trullo and lamia connected to the villa by an orangery.

The land measures 17,000 sqm and there are 110 olive trees. There is an electric gate and the entire plot is surrounded by high drystone walls for maximum privacy.

The dwelling area measures approximately 160 sqm and the accommodation comprises in the villa a large dining kitchen, spacious living area with an original fireplace, 3 double bedrooms, 3 bathrooms and a utility room. The trullo and lamia provide a reception area and a further 2 double bedrooms and 2 bathrooms. The villa has been built to the highest standard and includes underfloor heating, air conditioning units, an alarm system and the predisposition for solar panels.

The external area has been designed to maximise external living. There is a large swimming pool measuring 60 sqm with a wide patio area surrounding it, a shaded pergola beside the pool and another pergola positioned close to the external kitchen and providing the perfect spot for alfresco dining.

There are landscaped gardens and a lawn area, kept in good condition with water from the artesian well.

There is an external stair which leads to a very large roof terrace from where there are panoramic views of Ostuni and over the surrounding countryside.