Francavilla Fontana – Apulien

AGRITOURISM LA TREDICINA

Property ID: IT252941770



PURCHASE PRICE: 5.000.000 EUR • LAND AREA: 500000 m^2

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At a glance

Property ID	IT252941770
Year of construction	1960
Type of parking	30 x Other

Purchase Price	5.000.000 EUR
Total Space	ca. 90000 m²
Usable Space	ca. 90000 m²

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Energy Data

Type of heating	Single-storey heating system
Energy certificate valid until	23.07.2035
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	258.22 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1960

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The property





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The property





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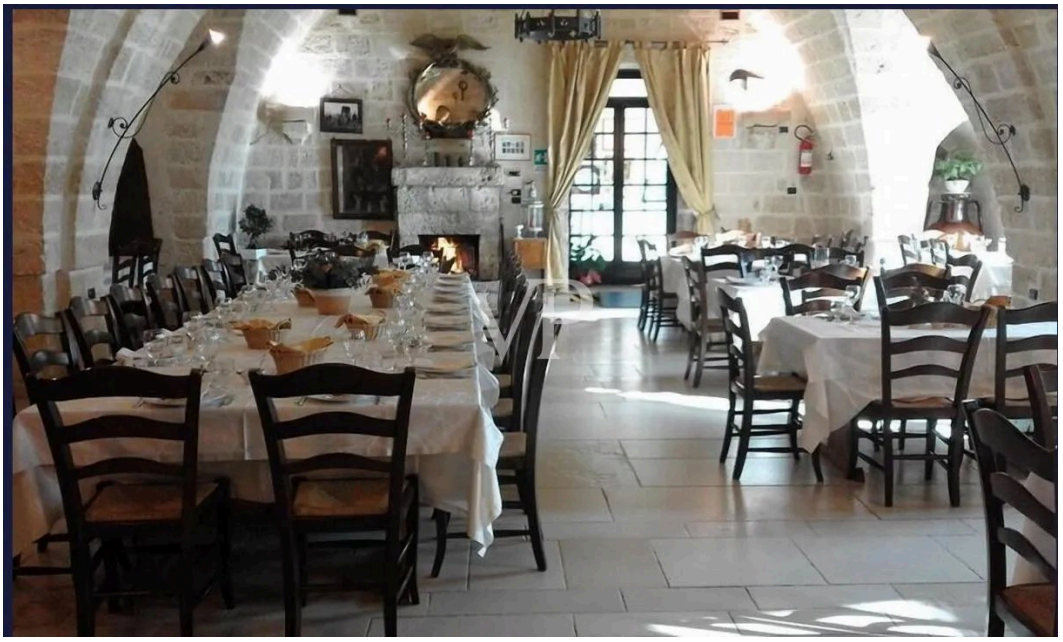
The property





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Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

We offer for sale in a region, which is continuously expanding tourism, a farmhouse complex called, " LA TREDICINA" in Apulia and more precisely in Francavilla Fontana. The complex consists of several real estate bodies, arranged on an area of 9 hectares of land. The real estate bodies are named in "A "B "C "D "E "F".

Body "A" includes:
2 rooms as stables, 7 rooms as storage rooms, 1 reception room, 2 rooms as saddlery and 1 room as entrance to the farmhouse.

Body "B" includes:
2 rooms as storerooms, 2 large verandas, 1 room with an oven related to catering and 13 boxs for horse shelter.

The real estate body "C" includes:
1 restaurant room, with additional, three rooms used as kitchen workshop, related to catering, 4 rooms for goods storage and cold storage and 1 room with machinery for processing milk and cheese, as well as 4 apartments. Each apartment consists of two bedrooms, a kitchen and a bathroom. On the second floor, however, above the apartments, there are 19 rooms with bathrooms, as well as two huge uncovered terraces.
Along the entire length of the property "C" on the facade of the residential units, we have a veranda overlooking the part of the courtyard facing the swimming pool.

The unit in Group "D" consists of:
1 bar room with its storage room as well as 3 groups of bathrooms with ante-bathrooms, with two dressing rooms, all located in front of the pool.

Unit "E" is the electrical cabin.

In unit "F" we have 2 tennis courts, in the same yard where we find the swimming pool.

The various real estate units described, are located in a total area of 9 hectares:
9 are cultivated with olive trees of the most valuable species Pesciolina (which are an integral part of the farmhouse, subject to sale)
Additional 40 hectares of land cultivated with walnut trees, olive groves and a last part of land simply agricultural, will be the subject of separate negotiation that is not included in the exposed figure of € 5,000,000.00. for info contact the reference agent.

In the context the property can divide this negotiation into two solutions:
the part of the farmhouse with the whole real estate context on an area of 9 hectares,

and the part of the 40 hectares cultivated with walnut trees, and a part with fine olive trees, plus an area without cultivation, for the hectares already mentioned.
Requests will be communicated by the appointed real estate agent.
Do not hesitate to ask us for more information! We are at your disposal!

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Details of amenities

1 Reception Room
1 Local Hall
1 Swimming pool with adjacent courtyard partly tiled and partly with green English lawn
2 Tennis courts
3 rooms used as kitchens, for restaurant service
Possibility of being able to expand additional rooms used for restaurant service
1 Room equipped with machinery used for dairy processing.
4 Rooms used for storage.
4 Toilets serving the restaurant premises (building body "C")
Veranda facing the swimming pool
Electric cabin
Local furnished with oven
Room used as a first aid station
13 boxs to house horses

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All about the location

Contrada Tredicina 1 , 72021 Francavilla Fontana (BR)
Francavilla Fontana, located in the heart of Puglia, between Brindisi and Taranto, is known as the "City of the Imperiali" for its connection with the noble Imperiali family. Famous for the Imperiali Castle and its baroque historic center, it holds ancient traditions such as the evocative Holy Week.
Fun fact: There is a curiosity attached to the name of Francavilla Fontana that goes back to a medieval legend. It is said that a French knight named Philip of Anjou, during a hunting trip, saw an image of the Madonna reflected in the waters of a fountain. Interpreting the event as a divine sign, he had a chapel erected on the site.
The name "Francavilla" would derive from the granting of tax exemptions ("franchigie") to the new inhabitants, while "Fontana" refers to the miraculous fountain. This episode is still part of local tradition, and the Marian cult is central to the town's devotion. The original chapel later became the shrine of Our Lady of the Fountain, patroness of Francavilla Fontana.

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Contact partner

For further information, please contact your contact person:

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