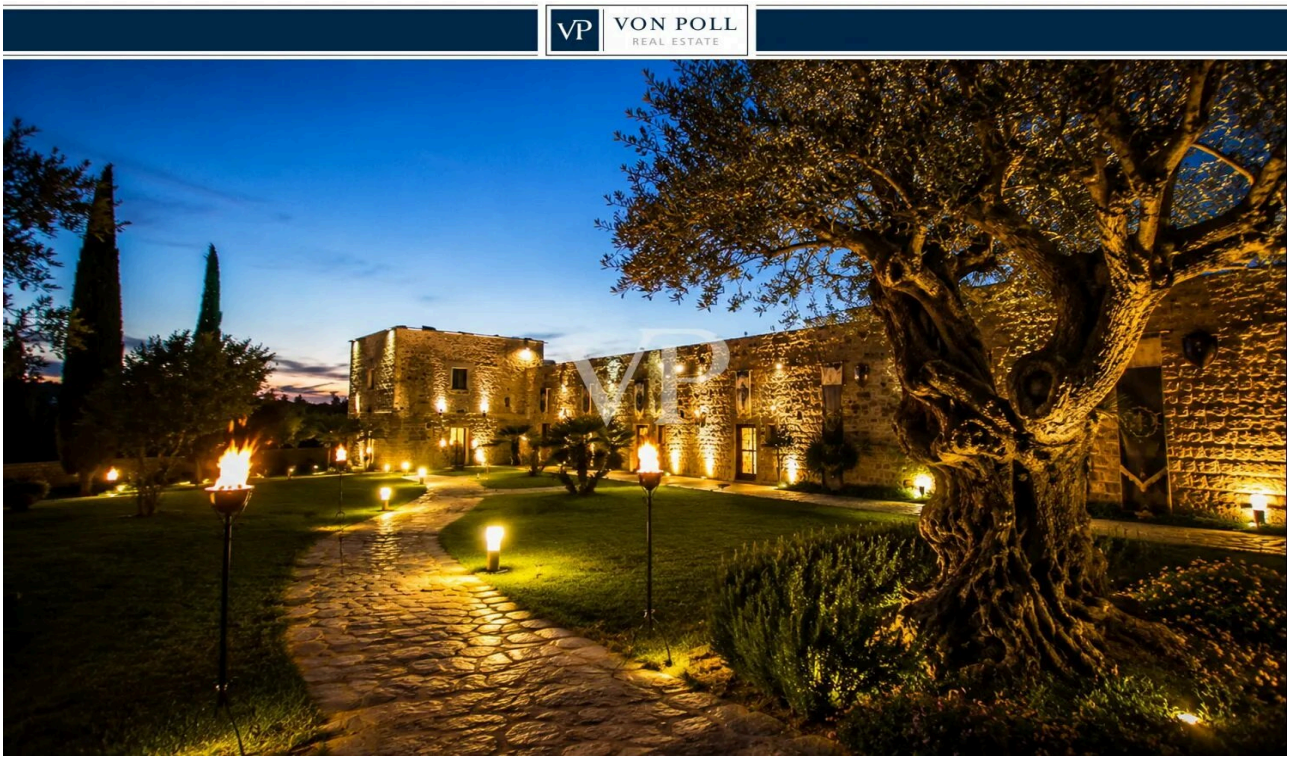
Bari – Apulien

Prestigious historic estate in Puglia with a park, swimming pools, and access to the sea

Property ID: IT262943270



PURCHASE PRICE: 8.500.000 EUR • LIVING SPACE: ca. 25581 m^2 • ROOMS: 15 • LAND AREA: 25581 m^2

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At a glance

Property ID	IT262943270
Living Space	ca. 25581 m²
Rooms	15
Bedrooms	10
Bathrooms	12
Year of construction	1870
Type of parking	120 x Other

Purchase Price	8.500.000 EUR
House	Service area [motorway]
Total Space	ca. 27701 m²
Condition of property	Modernised
Office space	ca. 160 m²
Equipment	Swimming pool

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The property





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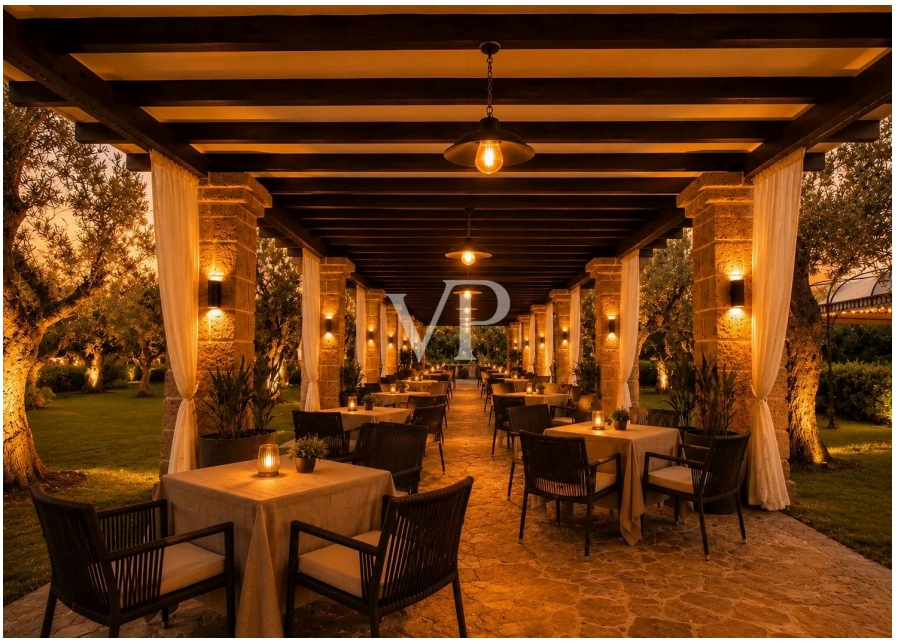
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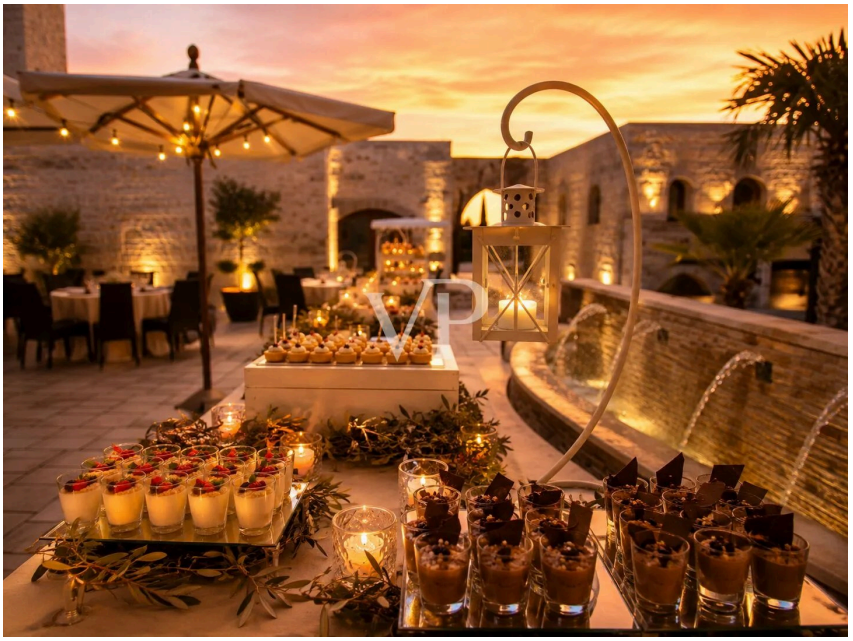




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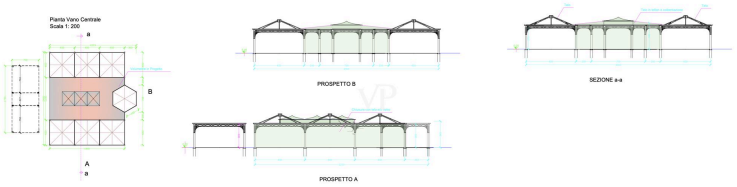
The property



Property ID: IT262943270 - 70123 Bari – Apulien

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 are offering for sale an elegant and charming tourist and lodging complex, nestled in the picturesque countryside of Puglia, in one of the most authentic and sought-after areas along the coast.
There are places that leave a lasting impression even before you've experienced them: ancient stone farmhouses that emerge from the landscape as if preserving a suspended moment in time, where every detail speaks of authenticity and every space invites you to slow down. This place is much more than just a home: it is an experience woven from atmosphere, silence, and light, where time-honored materials meet the elegance of simplicity. Amid centuries-old olive trees, sweeping views of the Apulian countryside, and spaces of timeless charm, every moment becomes a precious memory.

In the heart of the most authentic Puglia, in the northern part of the province of Bari (BAT), it welcomes guests with dramatic entrances, intimate courtyards, and outdoor spaces that blend harmoniously into the surrounding landscape, creating a succession of evocative views and settings with a unique character. The ancient stones, the tranquility of the countryside, and the warm light of the region combine to create a refined and deeply evocative atmosphere.

Each space is designed to convey balance, beauty, and harmony, in a continuous dialogue between history and modernity. The spaces—discreet yet striking—envelop you with natural elegance and transform every experience into something unique, authentic, and destined to stand the test of time.

The complex consists of a basement, ground floor, first floor, and second floor, along with adjoining grounds—mostly landscaped as a lawn and planted with fine trees—as well as a paved area designated for recreational activities.

Specifically, the complex consists of two distinct sections in the basement, accessed from the outside via ramps and a staircase, used for storage, changing rooms, and administrative offices.
The ground-floor spaces are designated for the entrance, lobby/reception area, two tasting rooms, a reception hall/restaurant, kitchen and pantry, and guest restrooms, as well as
- 2 bedrooms with en-suite bathrooms and 1 two-room suite with en-suite bathroom—ground floor
- 5 guest rooms with en-suite bathrooms and 1 two-room suite with en-suite bathroom – first floor
- 1 guest room with en-suite bathroom and 1 two-room suite with en-suite bathroom – second floor.

All rooms and suites are accessible via both an internal staircase and external “open” staircases.
The complex is nestled within a landscaped park that alternates with driveable but unpaved areas to provide parking for guests’ cars.

For couples wishing to celebrate their civil wedding ceremony in a setting of rare charm, there is a small sacred space that serves as an intimate and timeless backdrop where history, spirituality, and beauty converge. Celebrate this most important moment in an authentic and deeply moving atmosphere, transforming every vow of love into an indelible memory.
Inside the grounds lies a courtyard with a noble and timeless character, where light-colored stone, ancient architecture, and towers rising toward the sky create a setting of extraordinary charm. It is here that the ceremony comes to life, enveloped in an elegant and authentic atmosphere, filled with light, emotions, and details destined to remain etched in memory. Every moment spent within the venue transforms into a unique, intense, and irreplaceable memory.
Finally, the gardens envelop the property in a refined and evocative landscape.

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Details of amenities

A 13,000-square-meter lot with direct access to the sea, set apart from the main complex, offering the potential to develop a private beach club or a small golf course.
Load-bearing structure and facades: load-bearing masonry structure with exposed rough-hewn stone.
Natural ponds harmoniously integrated into the property, surrounded by centuries-old fruit-bearing olive trees (with high production of extra virgin olive oil).
Two original medieval towers.
Medieval-style single-nave halls with striking visual impact.
Two spacious reception halls perfect for weddings, private events, and conferences.
Filling and partition walls: hollow bricks and plastered and painted tuff.
Flooring: various types for different rooms, medium-to-high quality.
Exterior window frames: aluminum with heat-insulating glass and shutters (bedrooms and suites).
Interior window frames: solid-paneled, varnished wood.
Bathrooms: Floor and wall tiles: ceramic up to door height.
Heating: a combination of underfloor heating and radiators in the office and guest room areas.
120 parking spaces.
2 swimming pools.
An elevator leading from the kitchen to the panoramic terrace in the courtyard.

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All about the location

It enjoys a strategic and charming location, with two points of access and quick connections to both the coast and the main towns of the Apulia region. The property is set within a typically Mediterranean landscape, characterized by centuries-old olive groves, dry-stone walls, natural coves, and a rural atmosphere of great charm—qualities that are increasingly appreciated by domestic and international tourists seeking authentic experiences, relaxation, and a high quality of life.

It is one of the most dynamic and attractive destinations on the Adriatic coast of Puglia: an elegant and lively seaside town, known for its marina, historic center overlooking the sea, distinctive natural coves, and high-quality amenities.

The complex's location allows for easy access—in just a few minutes—to the beaches and coastal resorts, as well as to the region's main rail and airport connections. This makes the property particularly appealing for both traditional tourism and hospitality uses as well as for high-end hospitality projects, such as a distributed resort, a charming farmhouse, a wedding destination, or a facility dedicated to international tourism.

The surrounding area also offers a cultural, historical, and food-and-wine heritage of exceptional value: historic villages, Romanesque cathedrals by the sea, cycling routes, and outstanding wine and olive oil production, as well as events and festivals that enliven the region throughout the year.

A place where nature, authenticity, and tourism potential converge, in one of Puglia's most fascinating and rapidly growing regions. In recent years, the region has seen strong growth in leisure and experiential tourism, thanks in part to its proximity to iconic destinations such as Trani, Castel del Monte, Bari, and the Itria Valley. A place to relax and savor the traditional flavors of Puglia.
More than just a lodging facility, it embodies the essence of authentic Puglia, where history, rural architecture, and high-end hospitality coexist in perfect harmony.

Nestled in the countryside, among centuries-old olive trees and ancient rural paths, the complex preserves the timeless charm of Puglia's grand historic farmhouses, reinterpreted today according to contemporary hospitality standards. The stone courtyard, the historic chapel, the outdoor spaces immersed in Mediterranean greenery, and the architecture with its strong evocative character make the property a rare and instantly recognizable asset.
The property is ideally suited to attract a high-spending international clientele drawn to the combination of privacy, authenticity, wellness, and Mediterranean culture. This is a constantly growing segment that chooses Puglia not for conventional tourism, but to

enjoy exclusive experiences tied to the landscape, food and wine, tradition, and the excellence of its hospitality.

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Other information

This listing is aimed at a highly selective target audience consisting of investors, high-end hospitality entrepreneurs, and operators interested in developing an exclusive project in the luxury and experiential hospitality segment.

The property is not suited for mass tourism, but rather for a refined and distinctive hospitality model, designed for an international clientele seeking privacy, authenticity, wellness, and prestigious natural settings.

The complex represents an ideal solution for hotel groups, private investors, family offices, or hospitality brands seeking to create a charming property capable of tapping into the growing market for elite tourism in Puglia: luxury farmhouses, boutique resorts, exclusive relais, destination weddings, experiential retreats, and hospitality tailored to the high-spending segment.

In recent years, Puglia—and in particular the coastal stretch between Bari and Trani—has attracted an international audience increasingly drawn to secluded, authentic locations far from overcrowded tourist circuits. This is a sophisticated form of tourism, characterized by high spending power, that prioritizes personalized experiences, connection with the local area, exceptional food and wine, and properties with distinctive architectural and landscape features.

The strategic location, the captivating natural setting, and the authenticity of the area make this property particularly attractive to those seeking to invest in a rare asset aimed at an exclusive and steadily growing market, where quality, uniqueness, and privacy are the key elements of value.
The target audience is, in fact, the elite hospitality sector: investors, hotel groups, luxury operators, and entrepreneurs interested in developing boutique resorts, charming relais, luxury country estates, destination weddings, or high-margin experiential projects.

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Contact partner

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