

Luigi's Place

Offers in excess of €300,000. Standing on an elevated area within a plot of land close to Ceglie, full planning consent has been obtained to develop Luigi's Place into a delightful country villa.

For up-to-date information about this property, please visit the My Puglian Villa website at <http://www.mypuglianvilla.co.uk>, which showcases our stock of finished properties.

Situated in a large rural plot of about 3.5 acres (14,000m²), mainly populated by olive trees, Luigi's Place is less than 15 minutes by car from the charming old town of Ceglie Messapica, off the Ceglie/Martina Franca road. Martina Franca is not much further away and Ostuni (the famous 'White City') is about 25 minutes away. (Ceglie has the reputation of having some of the best restaurants in Puglia.) The villa is about 20 km from the nearest beach, and both the Adriatic and Ionian coasts are easily accessible. Luigi's Place is at present undergoing complete renovation and extension which will result in a very spacious and comfortable villa, with up to five bedrooms. The main building is on an elevated part, overlooking its own land and out over the surrounding countryside. There is a terrace in front of the villa to take advantage of this view.



Beneath the terrace, at ground level, accessible by steps from the elevated main house, is the 'deposit' which will be turned into two bedrooms and a further bathroom to form a self-contained guest/children's suite capable of sleeping up to four.

The main villa is light and airy with an open plan living room/dining area opening on to the sun terrace. In addition there are three double bedrooms, each with en-suite facilities, as well as a kitchen adjoining the living/dining room with a hatch through to the dining area.



This large house would suit a large family or someone wanting sufficient room for visitors or relatives to stay. Alternatively, the 'deposit' area could be used for other purposes, such as an office or workroom. It's quiet and peaceful rural location makes it an ideal place to relax away from the stresses of modern life and work, and yet the facilities of a large town like Martina Franca are only a few minutes away.