

Francavilla Fontana – Apulien

# AGRITOURISM LA TREDICINA

Property ID: IT252941770



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**PURCHASE PRICE: 8.000.000 EUR**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941770 |
| Available from       | 25.07.2025  |
| Year of construction | 1960        |
| Type of parking      | 30 x Other  |

|                |                            |
|----------------|----------------------------|
| Purchase Price | 8.000.000 EUR              |
| Commission     | Subject to commission      |
| Total Space    | ca. 500.000 m <sup>2</sup> |
| Usable Space   | ca. 500.000 m <sup>2</sup> |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy certificate valid until | 23.07.2035                   | Final Energy Demand                                  | 258.22 kWh/m²a            |
| Power Source                   | Gas                          | Energy efficiency class                              | E                         |
|                                |                              | Year of construction according to energy certificate | 1960                      |

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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 storerooms, 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 boxes 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.

Group "D" consists of:

4 apartments on the ground floor; each apartment consists of two rooms a kitchen and a bathroom. On the second floor 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 in front of the pool.

Group "E" unit 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.

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

On the border of the aforementioned square, we have unit "G" which is the electrical cabin.

The various bodies of real estate described, are in an area of 9 hectares, part of which are cultivated with olive trees of the most valuable species (pesceolona) that are an

integral part of the sale.

In the purchase there are additional 40 hectares of land cultivated with walnut trees, olive groves for 3,800 hectares (of Olive Pesciolina) and the remaining land is simply agricultural.

In context, the property can divide the present deal 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 already mentioned hectares.

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 boxes 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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