

Carovigno – Apulien

## Building land in Carovigno (BR)

Property ID: IT242941683



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**PURCHASE PRICE: 40.000 EUR**

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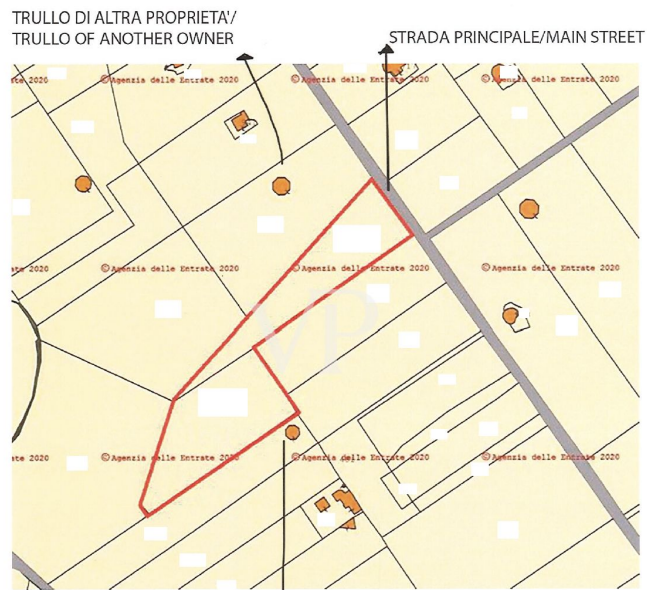
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## At a glance

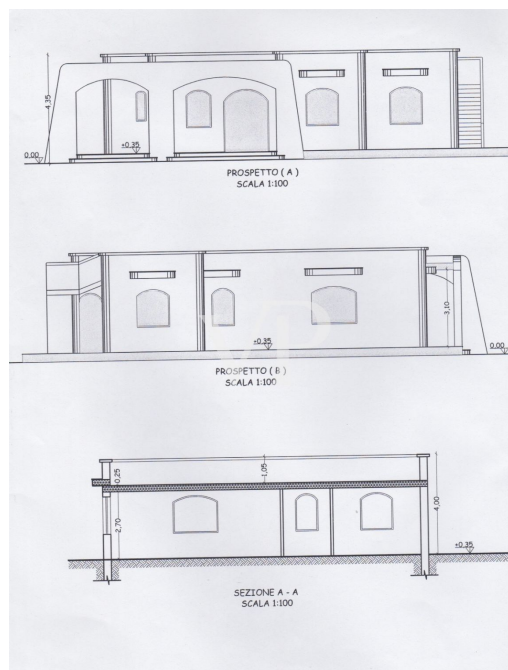
Property ID	IT242941683	Purchase Price	40.000 EUR
Available from	22.01.2025	Commission	Subject to commission
		Total Space	ca. 8.300 m <sup>2</sup>

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## The property

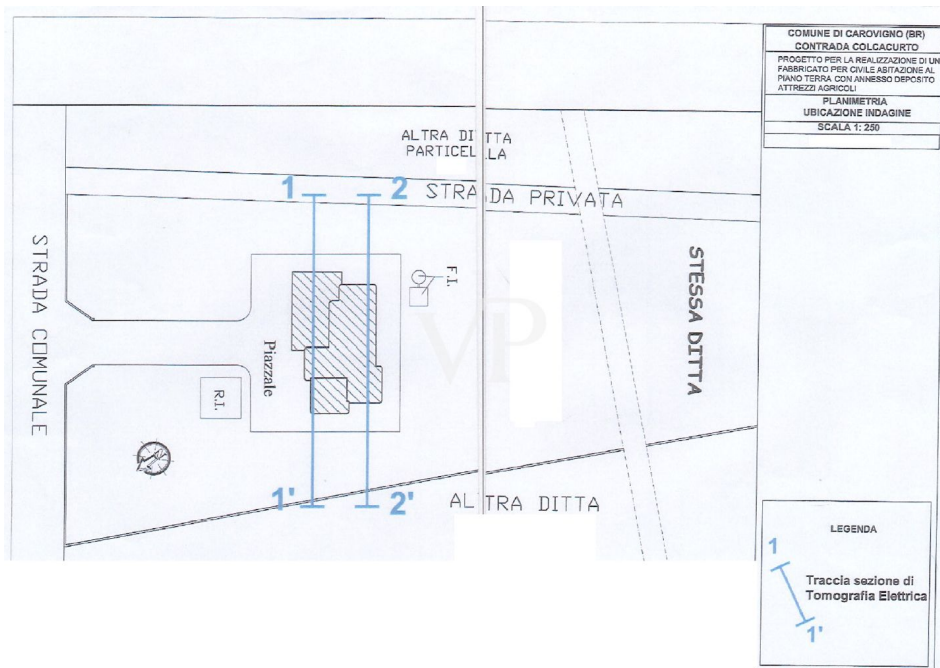


TRULLO DI ALTRA PROPRIETA' DA RISTRUTTURARE, TRULLO OF ANOTHER OWNER TO BE RENOVATED,  
MA POTENZIALMENTE IN VENDITA BUT POTENTIALLY FOR SALE



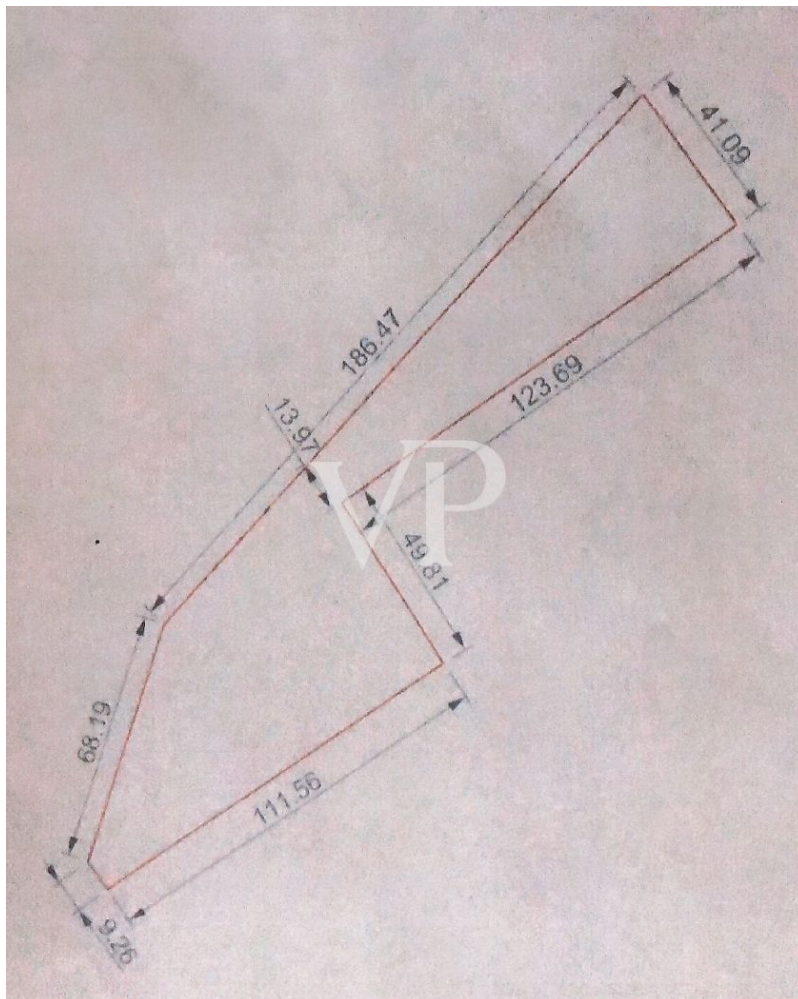
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## The property



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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

In Carovigno, one of the jewels of the province of Brindisi, we offer for sale a plot of 00.83.01 hectares, perfect for those looking for an investment in one of the most fascinating areas of Salento. Located in a quiet but well-connected context, the land offers a perfect balance between the serenity of the Apulian countryside and the convenience of nearby infrastructure. The land, characterized by a flat morphology and excellent agricultural or building potential (if allowed by current regulations), is perfect for the construction of: A villa surrounded by greenery with a private pool. A farm or agritourism. A green building or eco-sustainability project. The property is surrounded by centuries-old olive trees, which lend an authentically Apulian atmosphere, ideal for those who dream of a life in contact with nature or want to develop a tourism project in an area increasingly in demand by Italian and international visitors. An arable land is a plot of land used primarily for the cultivation of herbaceous plants with an annual cycle, such as wheat, barley, corn, legumes, vegetables or other agricultural crops. This type of land is usually flat or slightly hilly, with fertile and well-tillable soil, ideal for those who wish to engage in agriculture or for investors interested in exploiting the agricultural potential of the land. Its main characteristics are:

- Flexibility of agricultural use: It can be used for traditional or innovative crops (e.g., herbs, medicinal plants or organic vegetables).
- Mechanized management: It is generally suitable for the use of agricultural machinery for plowing, sowing and harvesting.
- Sustainability: Perfect for sustainable farming projects or for those who want to start a modern farm.

The added value of arable land in Carovigno is that thanks to the mild climate of Salento and the strategic location of the area, arable land here enjoys optimal conditions for agricultural production. The proximity to the sea and year-round exposure to the sun increase the yield and quality of crops, making it ideal also for those who intend to start agricultural production for export or the local market. The current owner had acquired the area in order to build a vacation home, a project was made, and was duly approved by the competent bodies, but due, to move abroad for work reasons, it was never realized. Currently the permits have expired, but the Carovigno master plan upon request can renew the permits with the same characteristics, and proportions of the unrealized project.

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## All about the location

Carovigno is a fast-growing location, appreciated for its authenticity and growing interest in the tourism sector. The real estate market in the area is constantly expanding, making this land an unmissable opportunity for those wishing to invest in an area with great potential. Just minutes from the beautiful Torre Guaceto nature reserve and its crystal-clear beaches. Close to the historic center of Carovigno, rich in tradition, cultural and gastronomic events. Easily accessible from Brindisi airport (about 20 km). Carovigno is a place that combines history, nature and gastronomy, making it a perfect destination for those seeking authenticity and beauty. Typical and Most Visited Places in Carovigno are: Dentice di Frasso Castle: one of Carovigno's main attractions, this imposing castle dating back to the 14th century dominates the landscape with its angular towers. It is known for its triangular shape and beautiful roof garden. It often hosts cultural events and exhibitions. Sanctuary of the Madonna del Belvedere: located a few kilometers from the center, this sanctuary is famous for its caves and religious festival dedicated to the Madonna del Belvedere, which attracts pilgrims from all over the region. Historic Center of Carovigno: a tangle of picturesque alleys, white houses and typical Salento architecture. The historic center is a great place to stroll and soak in the authentic atmosphere of the town. Torre Guaceto Nature Reserve: located along the coast, this protected area is a paradise for nature lovers. Here you can find pristine beaches, hiking trails, snorkeling and birdwatching. Torre Santa Sabina: a hamlet of Carovigno famous for its crystal clear sea, small bays and restaurants serving fresh fish. It is a perfect destination for those seeking relaxation and good food. Mother Church of Santa Maria Assunta A religious building located in the heart of the town, with a mix of architectural styles that tell the story of the town. Torre Guaceto and the Coastal Towers, the watchtowers along the coast, built to protect the territory from pirate invasions, are symbols of local maritime history. Historic Caves and Masserie: Carovigno's countryside is dotted with ancient masserie, some of which are now restored and open to the public as agritourisms or museums. Museo della Civiltà Contadina (Museum of Rural Civilization): a small but fascinating museum that preserves agricultural tools and evidence of rural life in the past. Piazza Municipio (Town Hall Square): The heart of the town, where local events, markets and demonstrations are often found.



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## Contact partner

For further information, please contact your contact person:

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