**Coldwell Banker Gruppo Bodini**
Via Nicolò Putignani, 20 - 70121 Bari
P.IVA e C.F.: 04756020758
Tel.: (+39) 080 8647620

# Land for Sell in Latiano

Contrada Coltura, Brindisi, 72022 (BR)

55.000€

## Contact info

Coldwell Banker Gruppo Bodini

Donna Mignon

Phone: 0808647620
Email: donna.mignon@cbitaly.it

# Description

PUGLIA – LATIANO (BR) – CONTRADA COLTURA

**Ostuni area (Latiano, Brindisi)** A rare, ready-to-build opportunity in the **quiet countryside** yet very close to town, set almost equidistant between **San Vito dei Normanni** and **Latiano**. You are within approximately **20-25 minutes** of **Ostuni, Oria** and **Francavilla Fontana**, about **20 minutes** from the Adriatic coast and **30 minutes** from **Brindisi Airport** . Several **large supermarkets are just 5-10 minutes** by car, adding everyday convenience to the idyllic setting.

The property comprises **8,417 sqm** of land with **full planning permission granted** for a **130 sqm** Mediterranean-style villa, a **40 sqm swimming pool**, a small **lamia** outbuilding (c. 8 sqm) to restore, complete with a covered **portico** for elegant outdoor living. The approved layout provides **two bedrooms and two bathrooms**, with **permission for vaulted ceilings** in selected rooms, bringing authentic Apulian character to the contemporary plan.

The grounds present a **blank canvas** for bespoke landscaping, whether native Mediterranean planting, aromatic borders or olive and vine rows, to frame the architecture and pool.

Access is via a country road; a new entrance gate can be included in the first phase of works. An electricity pole is located at the entrance for straightforward connection, while standard water and sewage solutions can be arranged during construction in line with local practice.

This is a **turn-key development pathway**: the project's **original architect is available to oversee delivery** with their trusted construction team, ensuring continuity from concept to completion. With permissions already granted, **construction can commence immediately**, reducing risk and accelerating timelines.

**Location & Lifestyle**
Latiano offers year-round amenities, traditional markets and nearby vineyards in a setting notably less touristic than Ostuni, yet perfectly placed for beaches and historic centres. The approved 2-bedroom villa with pool is equally compelling as a **private retreat** or **luxury holiday rental**, with strong demand drivers across this micro-market.

**Optional Adjoining Plot**
A separate, adjoining plot is also available (approx. **€70,000**) with permission for a two-bedroom, two-bathroom villa, **40 sqm pool** and a **detached trullo** to restore, ideal for creating a private compound, dual-rental strategy or multi-generational arrangement.

**Contact us today to arrange a private site visit.**

# Details

Property ID: CBI094-2655-64057

Surface: 8417.00 m²

# Nearby

- Gyms
- Beauty centres
- Sport centres
- Cycle paths
- Playgrounds
- Rail station
- Public transports
- Nursery school
- Primary schools
- Secondary schools
- High school
- Bar
- Post offices
- Shopping centres

# Images

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