

Bisceglie – Apulien

## Beautiful villa nestled in a green oasis

Property ID: IT252941936



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PURCHASE PRICE: 830.000 EUR • ROOMS: 5 • LAND AREA: 1.059 m<sup>2</sup>

Property ID: IT252941936 - 76011 Bisceglie – Apulien

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## At a glance

Property ID	IT252941936
Available from	04.07.2025
Rooms	5
Bedrooms	4
Bathrooms	3

Purchase Price	830.000 EUR
Commission	Subject to commission
Total Space	ca. 1.059 m <sup>2</sup>

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Final Energy Demand	196.76 kWh/m²a
Energy certificate valid until	01.02.2024	Energy efficiency class	E
Power Source	Gas		



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## The property





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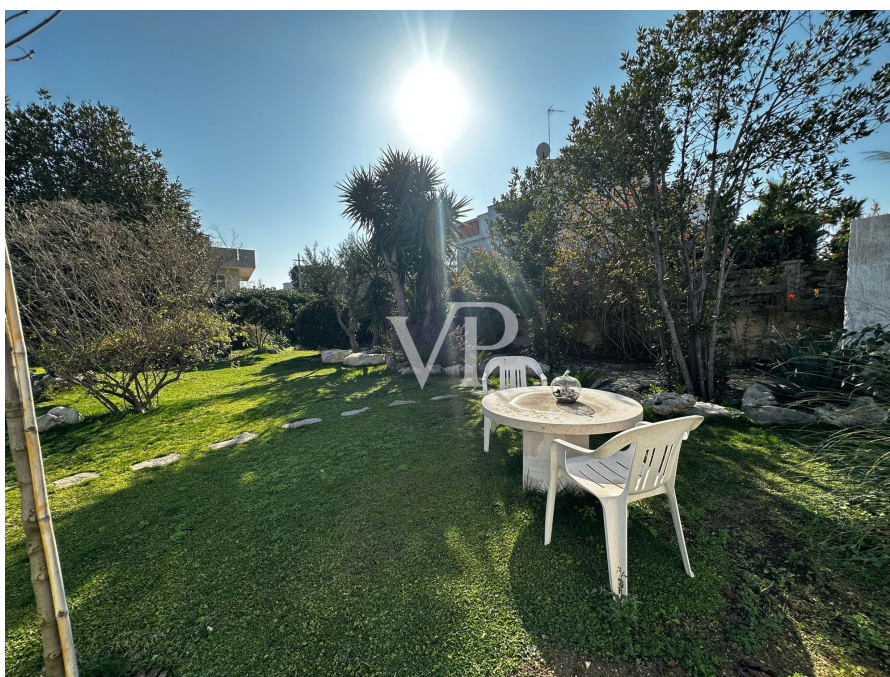
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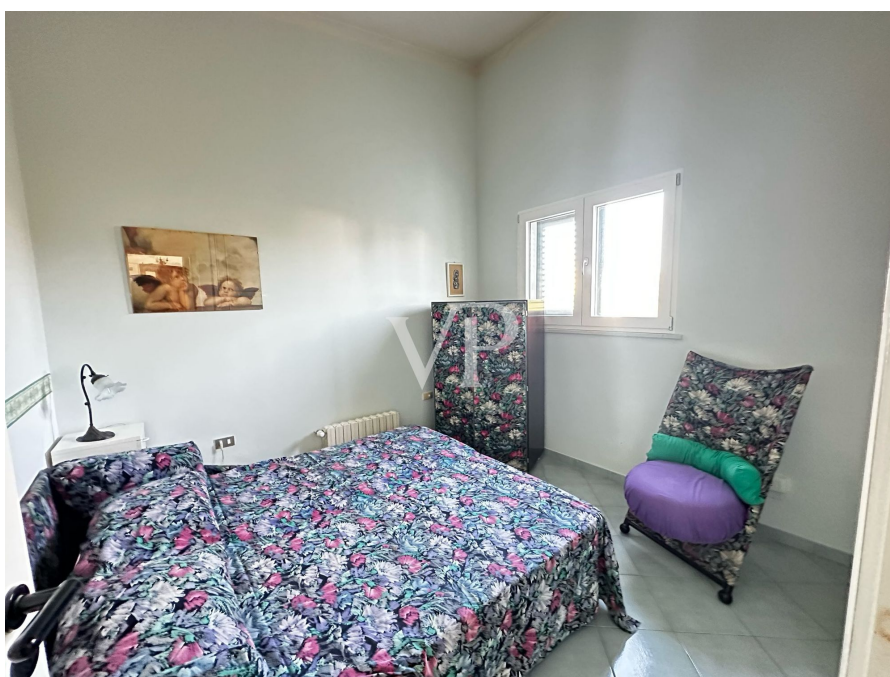
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## A first impression

A short walk from the Bisceglie seafront (1.1km - about 15 minutes walk), we offer for sale a beautiful villa, immersed in an oasis of greenery and tranquility.

An exclusive solution where every detail has been taken care of with the utmost attention to offer an unparalleled living experience.

Surrounded by a large garden of 800 square meters, this mansion gives enchanting scenery thanks to its three fountains, ornamental plants and lush mimosas that give color and fragrance in every season.

Internally with a generous square footage of 148 square meters it consists of: main entrance that introduces us to the large and bright living room and the spacious and functional kitchen. A second entrance that leads us to a cozy veranda, perfect to enjoy the garden at any time of the day; while the sleeping area consists of two comfortable small bedrooms, one of them equipped with a refined custom-made closet, a bathroom and an elegant master bedroom with en suite toilet.

On the basement floor (connected by an internal staircase), we find an independent apartment of 50 square meters, consisting of living room, bathroom and bedroom, perfect for guests or for those who want a separate living solution.

Completing the solution is a convenient 111 sq m garage that offers ample space for multiple vehicles and storage needs.

This property not only offers ample indoor and outdoor space, but is also equipped with a modern photovoltaic system that ensures excellent energy efficiency.

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## Details of amenities

Large garage 111 sqm

Garden of 800 sqm

Separate apartment of 50 sqm in the basement.

Photovoltaic system for electricity consumption

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## All about the location

Via luigi di Molfetta n 233 Bisceglie

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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