



## Villa for sale in Corato

### € 950.000

### Ref. CBI094-1191-63445



**286 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 12**

PUGLIA - CORATO - CONTRADA OASI

Located in one of the most beautiful districts of Corato, served very well with the presence of Pharmacy, Bar, Newsagent, Restaurant, Parish and Church, on the road that leads to the magnificent Castel del Monte, the villa in question is found in Viale dei Gerani where the largest part of the neighboring houses are occupied all year round.

The villa of great value has two entrances from the street, one leading to the parking area (with 4 covered parking spaces) and the other the main one that opens onto the large atrium where on the left we are welcomed by the porch with outdoor furniture and dx from the splendid infinity pool of very generous dimensions where, giving us that feeling of being in a luxury resort, allows you to cool off, train and enjoy the warm sunny days of Puglia after an intense day of work. To the left of the marvelous villa, there is another atrium with a brick BBQ ready to make reunion with friends much more gastronomically interesting ...

The house which is spread over two levels was built without neglecting anything, using the best materials available. The ground floor, whose entrance door is under the aforementioned porch, the large reception room with fireplace, where in the colder evenings you can spend time with the family enjoying a tea or a hot chocolate, continuing you are greeted by the dining room with adjoining kitchen, made bright thanks to the sliding glass walls on both sides of the room. by means of an important staircase with steps in precious parquet, we go to the second floor where we find 4 bedrooms, of which the master bedroom with private bathroom, another large bathroom serving the other rooms.



The solution is enhanced by a technical compartment, a pantry room, an outdoor area with oven, a warehouse with a photovoltaic system, you will find the details at the bottom of the description.

The entire building is equipped with a video surveillance system and a volumetric alarm system.

From it you can easily and quickly reach the following locations:

10 minutes from the center of Corato,

15 minutes from Castel del Monte

25 minutes from Bisceglie Mare

40 minutes from Palese Airport

50 minutes from the center of Bari

60 minutes from Matera

Below is a list of technical details referring to the property in question:

**ROOM / ACCESSORY COMPARTMENT:**

SQM. About 120 mobile structure made of insulated sheets.

**PHOTOVOLTAIC SYSTEM:**

10kwh system built on a local / accessory compartment with a special rate incentive and exchange on the spot.

**RAINWATER TANK:**

Reserve of about 90mc built in a reinforced concrete structure.

**DRINKING WATER TANK:**

Reserve of about 60mc made in reinforced concrete structure and vitrified with epoxy resin.

**POOL:**

Underground tank dim. 20x10 mt, made of reinforced concrete with mosaic tiles. Culligan filtration plant with circulation system of infinity type on three sides.

Underground plywood tank, made of reinforced concrete.

Underground technical compartment made of reinforced concrete, for a filtration system.

**HEATING AND DOMESTIC HOT WATER SYSTEM:**

Autonomous, consisting of boiler and radiant elements.

**COOLING SYSTEM:**

Ducted air conditioning system.



## FOUNDATION VENTILATION:

Ventilation holes under the flooring along the perimeter of the entire building

## Certification

**Energy Class:** B

**EPgInr:** 132.56 kwh/□

## Features

Property ID: CBI094-1191-63445	Contract: Sale
Categoria: Villa	Address: Via dei Gerani, 3
Zip Code: 70033	Municipality: Corato
Total sqm: 286 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 12
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Carport	Suitable for Students: Yes
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private	Sea distance: 20.000 meter
Kitchen: Regular Kitchen	: Yes
Storage	Fireplace
Air conditioning	Parquet
Electric system : Compliant	Whirlpool bath
Shower	Alluminium fixtures
Preparation for alarm system	Safety deposit box
Shutters	Pool
Land : 5000 □	

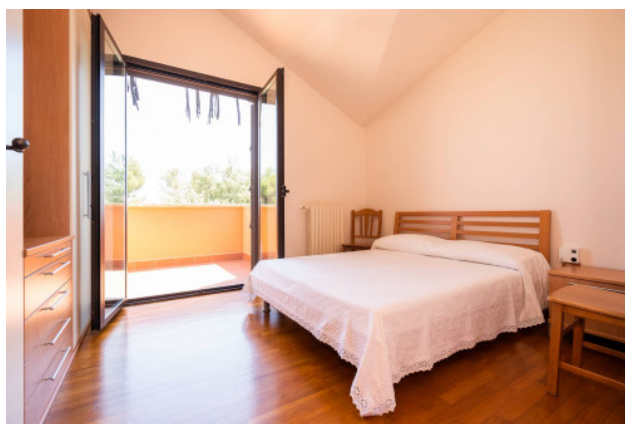
## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





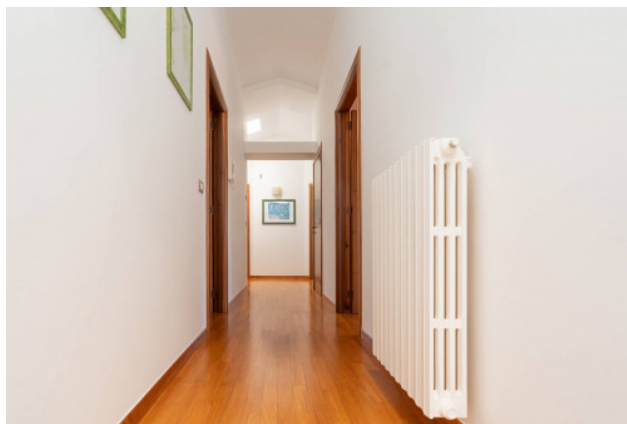
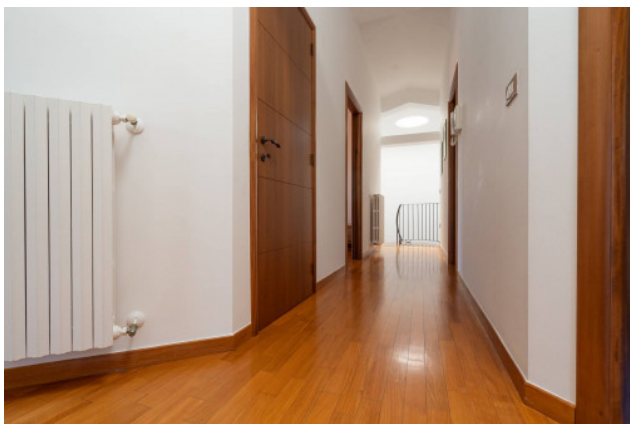












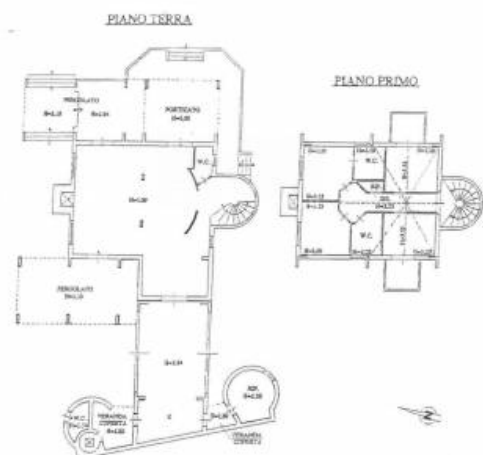












**Gruppo Bodini**

Via Putignani, 20 - Bari (BA) - (+39) 080 8647620  
 bari@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962