



## Villa for sale in Cisternino

### € 270.000

### Ref. CBI094-1766-63492



**180 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

PUGLIA - ITRIA VALLEY - CISTERNINO (BR) - Contrada Calabrese

A few steps from the center of Cisternino, one of the most beautiful and evocative villages in the Valle D'Itria, precisely in Contrada Calabrese, we offer for sale a very bright and comfortable detached villa, completely renovated taking care of every detail meticulously, with high quality materials, stone to marble, from important works to finishes, to guarantee functionality and comfort. The main house is spread over one level, on the mezzanine floor, with entrance to the open space living area with large living room, beautiful corner fireplace and open kitchen; hallway in the sleeping area to separate two large bedrooms and two bathrooms.

An internal staircase leads to the basement where we find another bedroom, bathroom and laundry area.

Also via an internal passage you can access the garage equipped with a convenient electric sectional door.

Excellent thermal break windows, external aluminum and internal wood, mosquito nets and electric shutters in armored stainless steel.

A comfortable external staircase leads to the terrace which receives washing and ordinary maintenance every year to ensure maximum waterproofing, complete with solar thermal panel.

Hot-dip galvanized iron railings and electric gate.

Excellent investment.



## Certification

Energy Class: G

EPglnr: 175.00 kwh/□

## Features

Property ID: CBI094-1766-63492

Contract: Sale

Categoria: Villa

Address: Contrada Calabrese, 28/A

Zip Code: 72014

Municipality: Cisternino

Total sqm: 180 sq.m.

Livable surface: 120.00

Bedrooms: 3

Bathrooms: 3

Rooms: 5

Internal condition: Excellent

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 2007

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Exposed Kitchen

Garage: for two cars

Antenna : Independent

SAT Tv : Independent

High-speed internet connection

Fastweb connection

Fireplace

Air conditioning

Shower

Wooden fixtures

Preparation for alarm system

Safety deposit box

Shutters

Roller shutters

Panoramic view

## 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













