



Villa for sale in Valenzano

€ 595.000

Ref. CBI094-1191-63496



358 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8

PUGLIA - BARI - VALENZANO - VIA CEGLIE

Located 400 meters from the town of Valenzano, we offer for sale a villa of about 358 square meters in pure Mediterranean style. The solution, distributed over two levels, has floors and walls in Impruneta terracotta and Trani stone and is surrounded by a 1,200 m2 green area with holm oak trees and Mediterranean bushes, arranged in terraces.

The ground floor consists of an entrance, which leads into a large and bright living room with fireplace, a kitchen, a bedroom and a bathroom. All rooms overlook large outdoor patios with wooden pergolas, the one next to the kitchen has a wood-burning oven.

A comfortable staircase leads to the lower floor. A hallway provides access to three bedrooms with a study area, a bathroom, a bright winter garden with a small kitchen. All rooms are bright looking onto outdoor spaces. A corridor connects the hallway to the large garage and storage.

The villa is also equipped with passive security systems and alarm systems. The fixtures are in aluminum with thermal break with



double glazing, protections and mosquito nets. The internal and external pipes and the downspouts are of excellent workmanship. The water coming from the aqueduct is filtered, treated with a softener and deposited in a 500 liter tank for subsequent use. The artesian well also automatically supplies the underground tank in reinforced concrete with a capacity of about 9 cubic meters from which the water is drawn for irrigation, with a drip and rain system. System whose authorization has been renewed.

The external areas and the external stairs are paved in Tuscan Impruneta terracotta and the terminals in Trani stone; in particular, the access ramp to the garage, the rear uncovered area and the parking area facing the street have flooring made with 4.0 x 4.5 x 28.0 strips in Impruneta Tuscan terracotta from the Sannini company.

A wood-burning pizza oven, with adjoining ceramic sink and built-in cabinets designed to house a dishwasher, cleaning supplies and a small wood deposit is located outside the house. All plastered, with a trani stone roof, paved with Impruneta terracotta bricks and white aluminum windowed doors.

A wooden pergola covers the front part and whose beams are protected by copper flashings, as well as all the other pergolas surrounding the house.

Large (retractable) roller and extendable arm awnings further protect the patios facing south from the summer sun.

Certification

Energy Class: C

EPglnr: 82.42 kwh/□

Features

Property ID: CBI094-1191-63496	Contract: Sale
Categoria: Villa	Address: Via Ceglie, 6/D
Zip Code: 70010	Municipality: Valenzano
Total sqm: 358 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 8
Internal condition: Excellent	Floor: Multi-Storey
Total floors: 2	Independent heating: Heating
Suitable for Students: Yes	Date of construction: 1985
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Garage: for four cars	: Yes
Antenna : Independent	SAT Tv : Independent
Storage	High-speed internet connection
Fastweb connection	Fireplace
Telephone system	Wall mounted sanitary
Shower	Aluminium fixtures
Preparation for alarm system	Shutters

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	











