

## Villa for sale in Trani

### € 2.000.000

### Ref. CBI094-1766-63595



**1.000 sq.m. | Bathrooms: 6 | Bedrooms: 7 | Rooms: 25**

PUGLIA - TRANI (BAT) - Via Capirro I

In Trani, now recognized as the "Pearl of the Adriatic", rich in history and breathtaking scenery, from the splendid and dominant Cathedral, to the Swabian Castle and its always very lively and suggestive port, in a quiet residential area, we are pleased to offer for sale a prestigious three-family villa, of large size, with a beautiful salt water swimming pool and an outdoor area of about 1,000 square meters. Spread over three levels, it has two main and separate entrances, as well as two secondary entrances located laterally along the two porticoes.

On the ground floor access to a large entrance hall with a beautiful hand-painted fresco, open space living area with elegant built-in kitchen and stone fireplace, hallway separating the master bedroom with walk-in closet and direct access to the porch, second bedroom, bathroom with hydromassage and sauna, large and comfortable laundry room and closet. An apartment has been created on the first floor comprising a large entrance hall, an open space living area again with a beautiful fireplace, a covered veranda on three sides, a hallway that separates three large bedrooms and three bathrooms with Turkish bath and whirlpool.

On the second floor, an attic hosts an open space living area, bedroom and bathroom.

To complete the property, a tiled and heated basement of approximately 365 m2 which houses a garage, three hobby rooms and a bathroom.



Property built scrupulously taking care of every detail, structural, functional and aesthetic, from the plaster to the 6 cm coat to the brick and exposed stone cladding, hand-worked internal floors, external flooring made with the beautiful and typical Trani stone, independent methane gas heating, home automation electrical system sectioned for each floor, centralized vacuum cleaner system, alarm system with cameras, solar thermal system and finally typical fracassè ovens in each kitchen on each floor and connected to separate flues.

Interesting proposal both as a main residence and as an accommodation facility.

## Certification

**Energy Class:** G

**EPgInr:** 175.00 kwh/□

## Features

Property ID: CBI094-1766-63595	Contract: Sale
Categoria: Villa	Address: Via Capirro I, 23
Zip Code: 76125	Municipality: Trani
Total sqm: 1.000 sq.m.	Livable surface: 950.00
Bedrooms: 7	Bathrooms: 6
Rooms: 25	Internal condition: Excellent
Floor: Multi-Storey	Total floors: 4
Independent heating: Heating	Parking space: Carport
Lift: Yes	No architectural barriers: Yes
Date of construction: 2005	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Garage: Shed	Antenna : Independent
Porch	SAT Tv : Independent
Storage	High-speed internet connection
Fastweb connection	Fireplace
Air conditioning	Telephone system
Electric system : Compliant with the building regulations of the time	Wall mounted sanitary
Whirlpool bath	Shower
Wooden fixtures	Safety deposit box
Basement	Garret
Pool	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	



































