



## **Villa for sale in Trani**

### **€ 950.000**

### **Ref. CBI159-2225-63617**



**250 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 7**

PUGLIA - TRANI - CONTRADA CAPIRRO

Overlooking the most beautiful coast of Puglia, Trani is a wonder that is reflected in the sea, in a suggestive interweaving of alleys of its famous marble. Flavor of the sea and unique colors extend along the natural inlet of the port. The Romanesque cathedral and the Swabian Castle are certainly quite famous for their beauty and history. Precisely in this extraordinary city that Coldwell Banker Bodini Group is pleased to offer for sale a prestigious single-family villa, of large size, with a beautiful garden of olive trees of about 1,000 square meters.

Spread over one level, with the particular layout of the rooms, light reigns supreme, making it as comfortable as an apartment and as peaceful as a country residence.

The property is located within an exclusive complex of villas built among the olive groves of a well-known family from Trani.

Crossing the imposing gate and an avenue lined with centuries-old holm oaks, you enter the house surrounded by a well-kept garden

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of olive groves, preserved and safeguarded during its construction in 2009.

From the portico furnished as a relaxation area, you enter the large hall, with a cloakroom illuminated by large windows overlooking the courtyard, and then you reach the living area dominated by a suggestive wood-burning fireplace. In the large living room, usually lit all day thanks to the triple exposure, we find the dining area closely connected to the eat-in kitchen and pantry.

The sleeping area, suitably divided from the living area by a hallway, we find two large bedrooms, the bathroom and the master bedroom with bathroom and walk-in closet. The fulcrum of the villa is the courtyard dominated by an immense sterlizia which frames the solarium and the outdoor dining area. The property includes an accommodation on the upper floor which is accessed from the external staircase consisting of a study, bathroom and kitchen, as well as a large terrace.

The position of the villa is strategic, excellently connected to the city center and the sea, it is also easy to reach the state road and the motorway exit.

## Certification

**Energy Class:** D

**EPglnr:** 93.53 kwh/□

## Features

Property ID: CBI159-2225-63617

Contract: Sale

Categoria: Villa

Address: CONTRADA CAPIRRO I, 20

Zip Code: 76125

Municipality: Trani

Total sqm: 250 sq.m.

Bedrooms: 3

Bathrooms: 3

Rooms: 7

Internal condition: Excellent

Floor: Ground Floor

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

No architectural barriers: Yes

Date of construction: 2009

Current Status: Available after the deed of sale

Condominium costs: € 35

Terrace: Present, 60 sq.m.

Garden: Private, 900 sq.m.

Sea distance: 4.000 meter

Kitchen: Regular Kitchen



















