



## Two-family villa for sale in Trani

### € 300.000

Ref. CBI159-2225-63620



**222 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6**

PUGLIA - TRANI - VIA DUCHESSA D'ANDRIA

In the splendid city of Trani we are pleased to offer for sale a portion of a large semi-detached villa with a beautiful garden.

Spread over two levels, entering from the veranda porch we find a relaxation area furnished with sofas, table and chairs and a comfortable fireplace, useful for enjoying the porch even in winter.

From there you enter the entrance on the ground floor where we find a bedroom, bathroom and closet. Going down the comfortable double staircase you reach the first floor consisting of a large corner living room with access to the balcony, three bedrooms, kitchen and master bathroom.

The property is in a good general state of conservation, and requires renovation works which include bathrooms and systems.



The position of the villa is strategic, well connected to the city center and the sea, you can also easily reach the state road and the motorway toll booth.

Contact our Agency for more information or to request an appointment to visit the property.

## Certification

**Energy Class:** D

**EPglnr:** 201.97 kwh/□

## Features

Property ID: CBI159-2225-63620

Contract: Sale

Categoria: Two-family villa

Address: VIA DUCHESSA D'ANDRIA, 7

Zip Code: 76125

Municipality: Trani

Total sqm: 222 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 6

Internal condition: Good

Floor: Ground Floor

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1980

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen















