



## Townhouse for sale in Barletta

**€ 580.000**

**Ref. CBI159-2205-63644**



**275 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

PUGLIA - BARLETTA - VIA GIOVANNI PASCOLI

In Barletta in a residential area, a short distance from the city center, we offer for sale a terraced house on three levels with two independent entrances, in a private setting.

Upon entering we are welcomed by a lovely garden with space for one/two parking spaces, from which you can directly access the basement floor below consisting of a rumpus room with fireplace, bathroom and storage rooms. This level is also connected to the rest of the house by an internal staircase.

On the ground floor, after crossing the entrance door, we find a large and bright living room which connects directly to a spacious eat-in kitchen, with access to the back garden, and a comfortable service bathroom.

Going up to the first floor, we have a first double bedroom, master bathroom and balcony. On the same floor, a second bedroom with balcony and a third bedroom, also with balcony, as well as a convenient storage room that leads to a private walkable terrace.



The property has benefited from a complete renovation which involved: terrace, facade and exteriors with thermal insulation, fixtures, boiler, awnings. It is worth mentioning the possibility of transforming the basement below into a comfortable closed and covered garage given the presence of a ramp, currently covered by the garden above.

The entire property is in excellent condition, with fine parquet floors that add a touch of elegance to the environment.

## Certification

**Energy Class:** C

**EPglr:** 63.54 kwh/□

## Features

Property ID: CBI159-2205-63644

Contract: Sale

Categoria: Townhouse

Address: Via Giovanni Pascoli, 92-94

Zip Code: 76121

Municipality: Barletta

Total sqm: 275 sq.m.

Bedrooms: 3

Bathrooms: 2

Rooms: 5

Internal condition: Excellent

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1982

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Garage: for two cars















