



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- 73100 Lecce (LE)

(+39) 0832 099369

Historical villa: for sale in Monopoli

€ 3.000.000

Ref. CBI069-553-132501



2.000 sq.m. | Bathrooms: 7 | Bedrooms: 10 | Rooms: 30

MONOPOLI

Coldwell Banker is delighted to offer the exclusive sale of an imposing and enchanting **historic noble villa dating back to 19th century** and built in a neoclassical style, with surrounding park and lands for a total area of 2.5 hectares.

Known as "Villa Visciglio", the property is located in the "Cozzana" neighborhood of the municipality of Monopoli (Bari), in an elegant and quite residential context surrounded by nature where the healthy climate of the hill combines with an evocative panoramic view dominated by expanses of olive trees, stately homes and ancient farmhouses. This is the area where the ancient summer residences of all noble families of Monopoli are located: in fact, they used to spend here the hottest months of the year, under the shade of centuries-old trees.

The Villa has a main access from the provincial road leading from Monopoli to Conversano (SP114), as well as a second entrance at the back side, and it has a rectangular plan measuring approximately 30x20 meters. Its massive wall structure features vaulted roofs of various types (star, barrel, pavilion and ribbed vaults) and still preserves the original nineteenth-century layout intact today, as well as the wonderful frescoes and the decorative elements, such as the ancient floors and fine wallpapers, which make the insides so unique and precious.

The Villa is divided into three levels for a total surface of about 1400 sqm, and they develop as follows:

-- the ground floor includes a beautiful entrance hall of about 100 sqm and an imposing stone staircase leading to the upper floor. On the same level there is a charming private chapel of around 300 sqm with two altars, and a farmhouse consisting of 3 rooms, a kitchen and one bathroom; various rooms used as stables, barns and warehouses complete the floor;

-- on the mezzanine floor there are 10 rooms, including the entrance hall and the old kitchen, once used by the housekeepers and for

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food storage;

-- the upper floor is entirely occupied by the Manor Residence, which is an elegant noble residence consisting of a large entrance hall, a wonderful frescoed sitting room of 80 sqm, living room, 4 bedrooms, study room, dining room, kitchen with fireplace and 2 bathroom, as well as a large veranda and balconies.

The Park features precious centuries-old tall trees and it is enriched by beautiful walkways, a central fountain and brick benches. It extends for approximately 6,000 sqm and it includes the beautiful path that leads from the provincial road directly inside the property, to the large outside area in front of the Villa.

The ancient building, located in the land behind the main body of the Villa and including an ancient stone oven, the stable and the sheepfold, represents an additional important part of the property which also has 4 ancient underground cisterns with vaulted wall ceilings.

The lands surrounding the Villa and the park, mainly covered by arable crops and cherry orchards, extends over an area of 25,000 sqm.

This architectural jewel represents a truly unique opportunity both for those looking for an important historic residence and for those wishing to transform it into a luxury accommodation facility with the help of the funds granted by Regione Puglia.

The property is 8 km from Monopoli, its charming historic center and the crystal clear sea, 40 km from Bari and 58 km from its Karol Wojtyla International Airport.

Don't miss the opportunity to become the owners of an authentic jewel located in one of the most evocative places in Puglia, where history, art and nature come all together to tell a story of a past that, despite time, keeps on shining with its ancient light.

Certification

Energy Class: E

EPglnr: 311.55 kwh/□

Features

Property ID: CBI069-553-132501	Contract: Sale
Categoria: Historical villa:	Address: Contrada Cozzana
Zip Code: 70043	Municipality: Monopoli
Total sqm: 2.000 sq.m.	Livable surface: 1400.00
Bedrooms: 10	Bathrooms: 7
Rooms: 30	Internal condition: Good
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1800	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present, 50 sq.m.
Garden: Private, 6.000 sq.m.	Sea distance: 8.000 meter
Kitchen: Regular Kitchen	Terrace : 50 □
Antenna : Independent	Storage
Cellar	Fireplace
Electric system : Compliant with the building regulations of the time	Shower
Wooden fixtures	Shutters
Panoramic view	Airport distance
Shops distance or nearest city	

Nearby

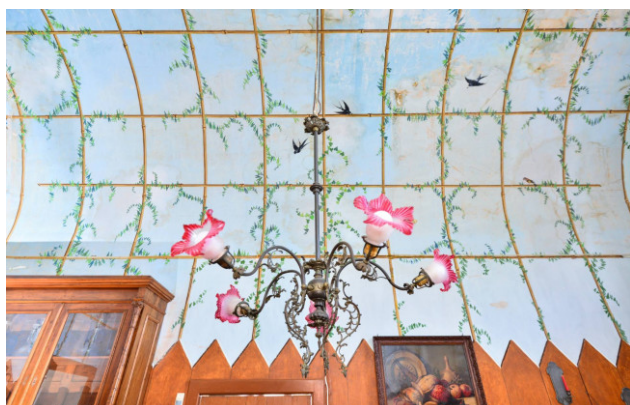
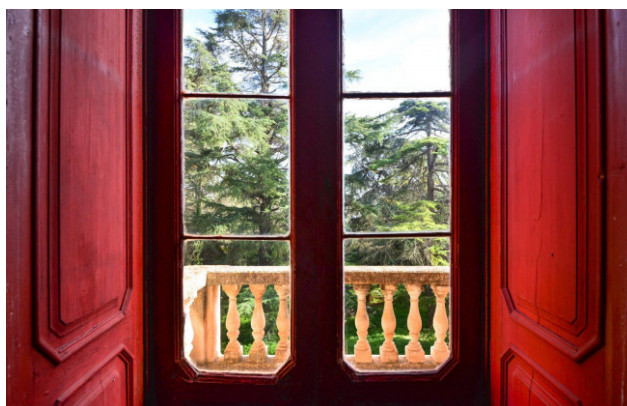
Gyms

Beauty centres

Gruppo Bodini



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	



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