



# Independent house for sale in Casamassima

## € 169.000

### Ref. CBI094-1803-63720



**165 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

PUGLIA - CASAMASSIMA - VIA DEI CALZAIUOLI

If you are looking for an independent and well-kept housing solution in Casamassima, just 18 km from Bari, this is the opportunity for you!

We offer for sale a lovely house on two levels, completely independent and in excellent condition, ready to welcome a new family. On the first floor there is a large living room, a study with exposed stone walls and a characteristic arch recovered during the renovation works, a spacious kitchen with bathroom with shower and a veranda with regular authorization, used as a laundry/storage room.

The presence of spaces like these allows you to enjoy a comfortable and pleasant daily life.

Going up to the upper floor, there are two welcoming bedrooms and a bathroom with bathtub, perfect for ensuring maximum comfort and relaxation, a small terrace on the same level and a flat roof.

Living in an independent solution like this offers the freedom to manage your life at your own pace, without having to share common spaces with others.

Furthermore, the strategic position of Casamassima allows you to be within walking distance of all the services and conveniences of the city, while still enjoying the tranquility of living in a more private area.

**Gruppo Bodini**

Via Putignani, 20 - Bari (BA) - (+39) 080 8647620  
bari@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



Don't miss the opportunity to purchase this unique and enviable home, contact us now to organize a viewing!

Possibility of purchasing a commercial space of approximately 40m2, located in the immediate vicinity, on the street level with bathroom and further room in the basement, with access from the internal staircase.

## Certification

Energy Class: F

EPglnr: 228.06 kwh/□

## Features

Property ID: CBI094-1803-63720

Contract: Sale

Categoria: Independent house

Address: VIA DEI CALZAIUOLI, 18

Zip Code: 70010

Municipality: Casamassima

Total sqm: 165 sq.m.

Livable surface: 161.00

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Internal condition: Excellent

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Sea distance: 27 meter

Kitchen: Regular Kitchen

: Yes

Antenna : Independent

Porch

SAT Tv : Independent

Storage

High-speed internet connection

Fastweb connection

Air conditioning

Telephone system

Wall mounted sanitary

Shower

Aluminium fixtures

Shutters

## Nearby

Gyms

Beauty centres

Sport centres

Playgrounds

Rail station

Nursery school

Primary schools

Secondary schools

Bar

Post offices

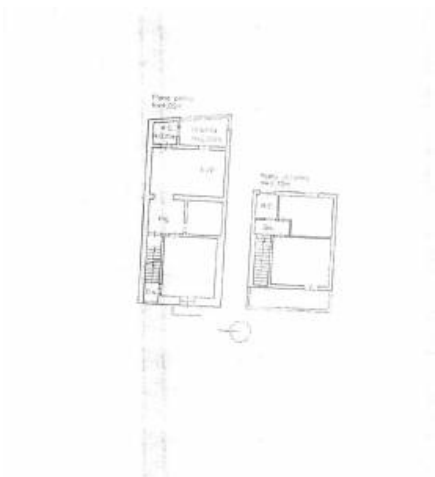
Shopping centres

Municipal office









**Gruppo Bodini**

Via Putignani, 20 - Bari (BA) - (+39) 080 8647620  
 bari@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962