



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini
□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante
Alighieri 53
□OSTUNI - Via Martiri di Kindu, 101
□ROSA MARINA - Palazzo degli Uffici, 1
- 72100 Brindisi (BR)
(+39) 0831 1628391

Office for sale in Taranto Borgo

€ 129.000

Ref. CBI092-1763-44179



126 sq.m. | Bathrooms: 2 | Rooms: 5

Coldwell Banker offers for sale, exclusively, an apartment/studio in the center of Taranto, the city of the two seas, located on the mezzanine floor of 8 floors with lift, a few steps from the beautiful Lungomare Vittorio Emanuele III and 5 min. walk from the swing bridge.

The 126m2 property, classified as a professional studio, was completely renovated in 2006 and is kept in excellent condition. It has double exposure, external and internal. It is very bright, as there are also low buildings nearby.

The building was affected by the renovation of the facade in 2023.

The layout of the apartment includes a large entrance that leads frontally into a spacious and bright waiting room, four rooms, which are accessed from a corridor and hallway. There are two bathrooms, one complete with dressing room and one comfortable bathroom for disabled people.

A room, originally used as a kitchen, leads to a small storage room.

The windows and doors are made of aluminum with double glazing and the roller shutter boxes are insulated, of excellent workmanship and guarantee optimal acoustic and thermal insulation.

There is an independent heat pump heating/cooling system with ecological gas with very high efficiency and maximum silence with fan coils in all rooms.

Gruppo Bodini

□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante Alighieri 53
□OSTUNI - Via Martiri di Kindu, 101
□ROSA MARINA - Palazzo degli Uffici, 1
- Brindisi (BR) - (+39) 0831 1628391
brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini
□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante
Alighieri 53
□OSTUNI - Via Martiri di Kindu, 101
□ROSA MARINA - Palazzo degli Uffici, 1

The renovation works involved, in addition to the different distribution of the internal spaces, also the crawl space, the replacement of the parquet-effect porcelain stoneware floor, both bathrooms, all the doors, including the panic door for the disabled bathroom. Given its particularities, the apartment is suitable as a representative residence and/or other. It is also provided with the certificate of usability. Also excellent for investment use.

The location is good and allows you to reach the major historic centers of the Itria Valley within 40 km: Ceglie Messapica, Martina Franca, Cisternino, Ostuni, Locorotondo and Alberobello.

Taranto is 30 km from the very long and sandy beaches of the Alto Jonio: Castellaneta Marina and Riva dei Tessali, 75 km from Brindisi airport and 105 km from Bari airport.

A Coldwell Banker exclusive

Contact our offices for more information or to request a visit to the property.

Certification

Energy Class: F

EPgInr: 71.30 kwh/□

Features

Property ID: CBI092-1763-44179

Contract: Sale

Categoria: Office

Address: Lungomare Vittorio Emanuele III, SN

Zip Code: 74123

Municipality: Taranto

Zona: Borgo

Total sqm: 126 sq.m.

Livable surface: 126.00

Bathrooms: 2

Rooms: 5

Internal condition: Good

Covered sq.m.: 126 sq.m.

Independent heating: Heating

Condominium costs: € 20

Nearby

Gyms

Beauty centres

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

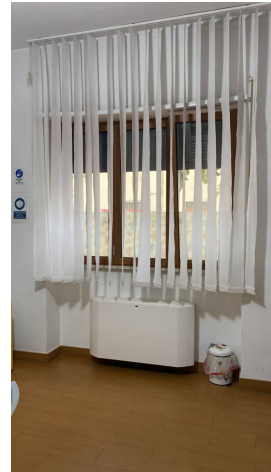
Post offices

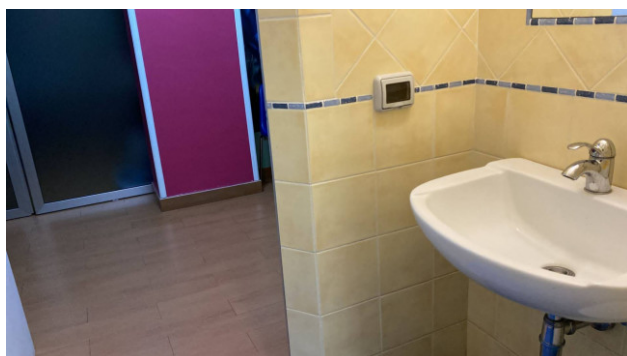
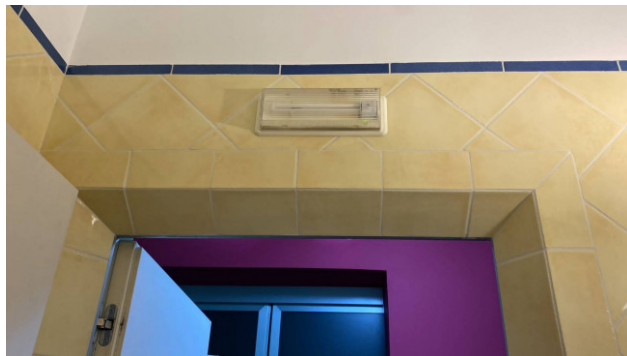
Shopping centres

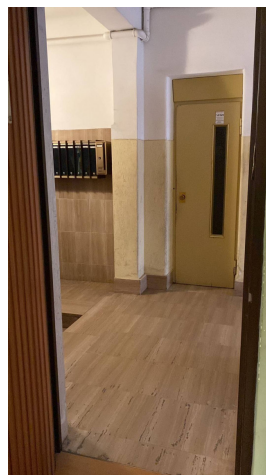
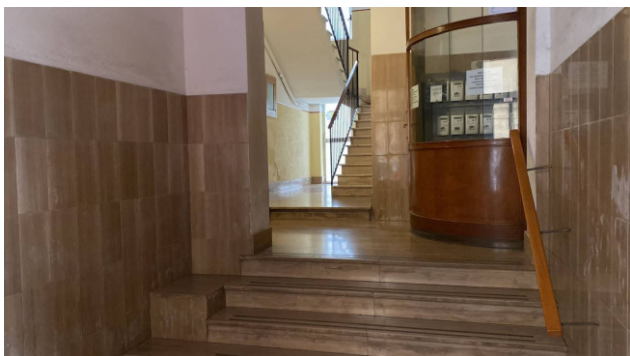
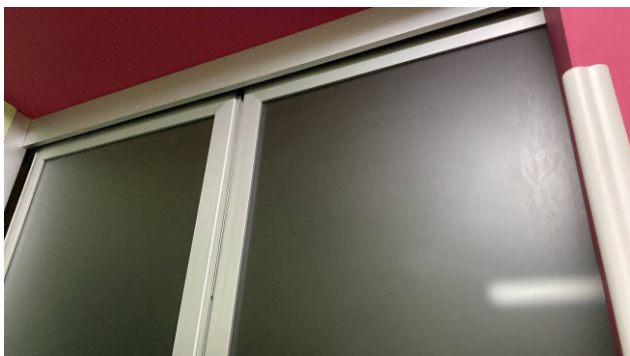
Municipal office

Gruppo Bodini

□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante Alighieri 53
□OSTUNI - Via Martiri di Kindu, 101
□ROSA MARINA - Palazzo degli Uffici, 1
- Brindisi (BR) - (+39) 0831 1628391
brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962

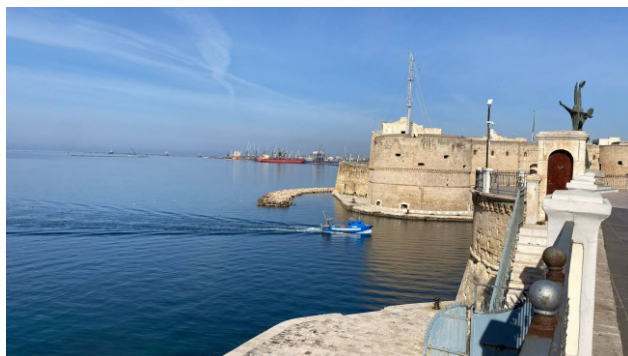
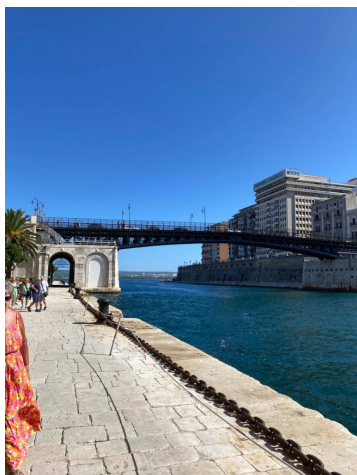
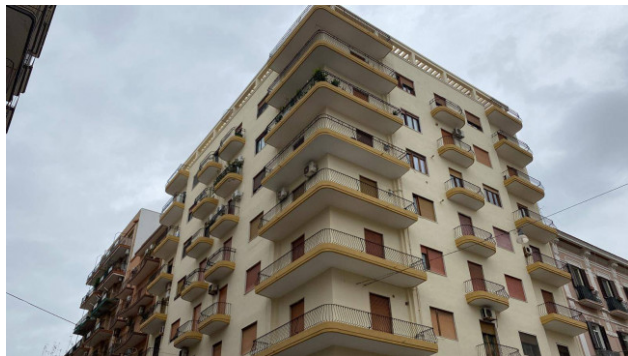






Gruppo Bodini

□BRINDISI-Via Casimiro, 1 □CISTERNINO-Via Dante Alighieri 53
 □OSTUNI - Via Martiri di Kindu, 101
 □ROSA MARINA - Palazzo degli Uffici, 1
 - Brindisi (BR) - (+39) 0831 1628391
 brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962



Gruppo Bodini
 [C]OSTUNI - Via Casimiro, 1 [C]CISTERNINO - Via Dante Alighieri 53
 [C]OSTUNI - Via Martiri di Kindu, 101
 [C]ROSA MARINA - Palazzo degli Uffici, 1
 - Brindisi (BR) - (+39) 0831 1628391
 brindisi@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962

