



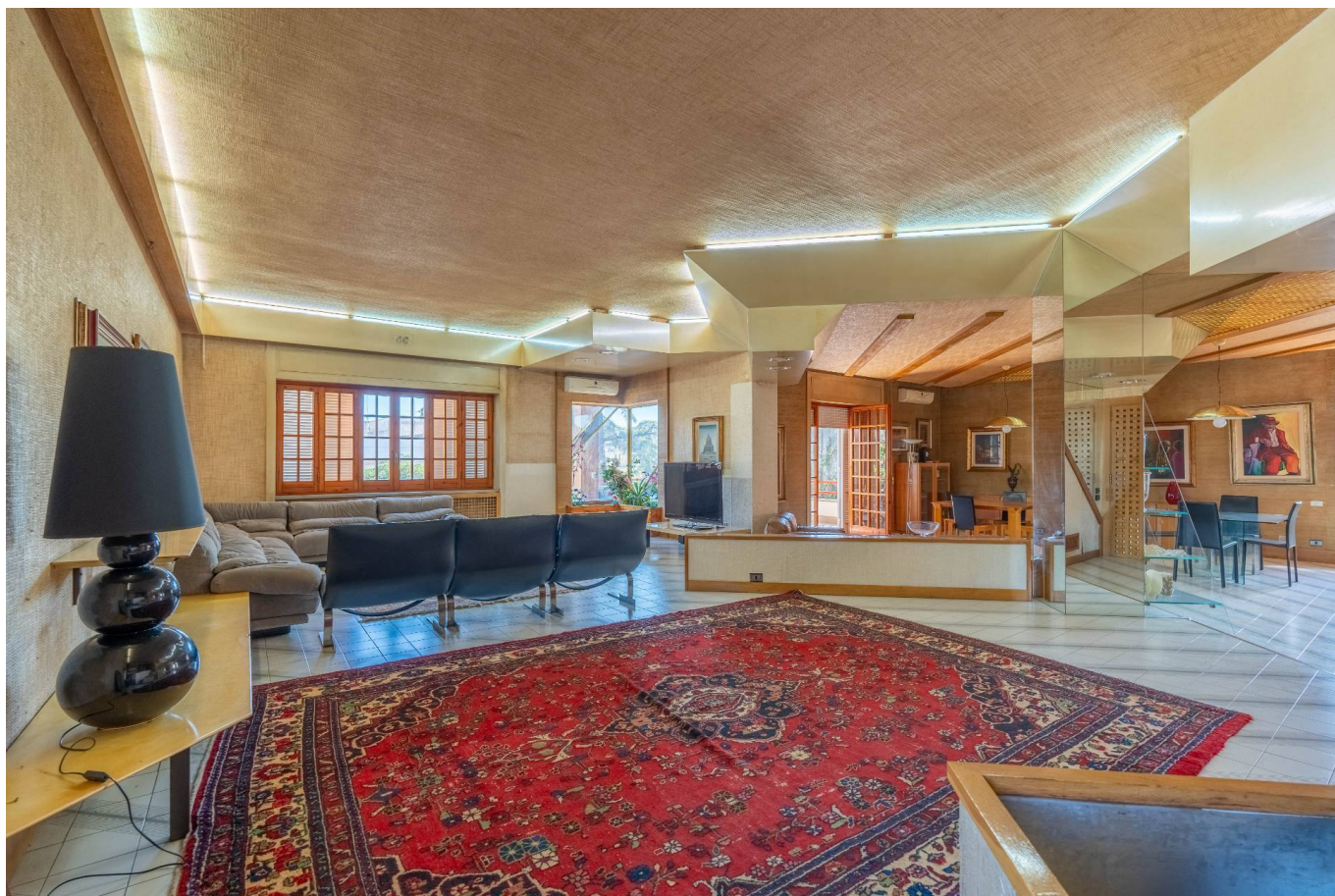
COLDWELL BANKER
GRUPPO BODINI

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

Villa for sale in Manduria

€ 1.700.000

Ref. CBI092-1870-44181



863 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 12

PUGLIA - MANDURIA
VILLA WITH GARDEN

Coldwell Banker offers for sale, exclusively, a beautiful villa with garden and terraces, to be modernized, and building land in the center of Manduria, the city "of the Messapi and Primitivo".

Known not only for its beautiful monuments, but also for the culture of winemaking and the civilization of Primitivo wine, the city is located equidistant from Taranto, Lecce and Brindisi and a few kilometers from the most beautiful beaches of Salento.

The Villa, luxuriously renovated in the 90s, is composed as follows:

Basement floor of 247 m2 with large rooms, a bathroom, a large garage and technical room.

Mezzanine floor of 344 m2 with large entrance hall, a dining room with kitchen, a large living room which leads to the veranda and garden, a study and a bathroom.

First floor of 272 m2 with five bedrooms and three bathrooms.

From each bedroom there is access to the large balcony that goes around the house.

The three floors are connected internally by a comfortable lift. A 200 m2 garden surrounds the villa, and the flat roof, with a reinforced attic, can contain a small swimming pool to enjoy in the hot summer season.

The property includes a building plot of 2300 m2, home to an old winery, now demolished, with a 1000 m2 underground space.

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A Coldwell Banker Brindisi exclusive.

Contact our Agency for more information or to book a visit to the property.

Certification

Energy Class: D

EPglnr: 79.00 kwh/□

Features

Property ID: CBI092-1870-44181

Contract: Sale

Categoria: Villa

Address: Via Moneta

Zip Code: 74024

Municipality: Manduria

Total sqm: 863 sq.m.

Bedrooms: 5

Bathrooms: 6

Rooms: 12

Internal condition: Good

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

Lift: Yes

Date of construction: 1985

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 200 sq.m.

Kitchen: Regular Kitchen

Garage: for one car

Terrace

Antenna : Independent

Porch

Storage

Cellar

Air conditioning

Parquet

Telephone system

Electric system : Compliant with the building regulations of the time

Shower

Wooden fixtures

Coldwell Banker Ref.

Land

Nearby

Gyms

Soccer fields

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

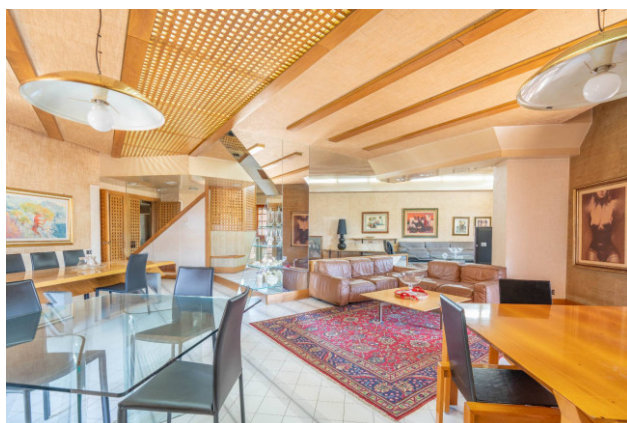
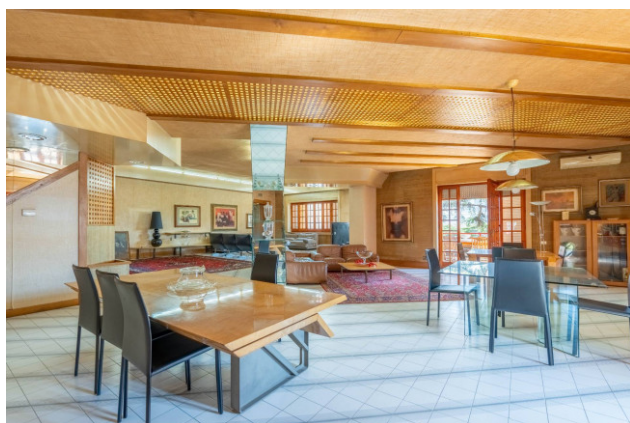
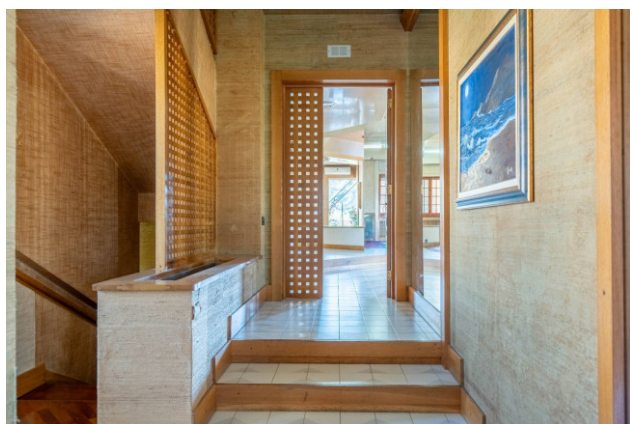
Bar

Post offices

Municipal office

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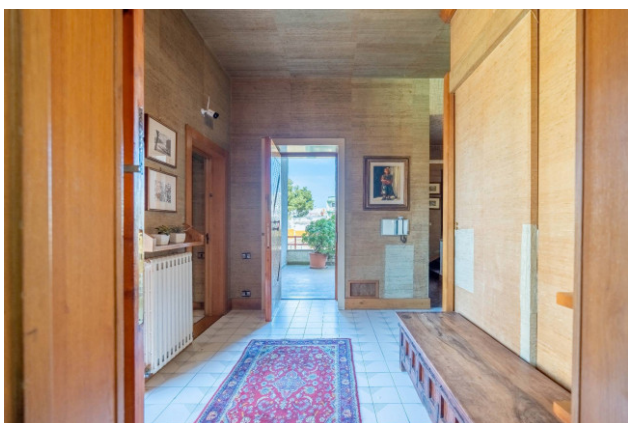
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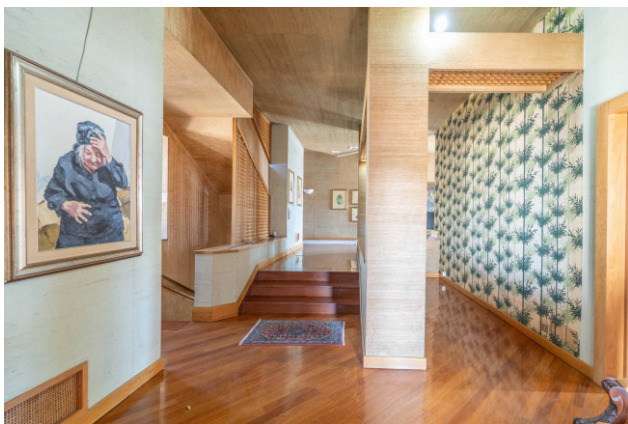
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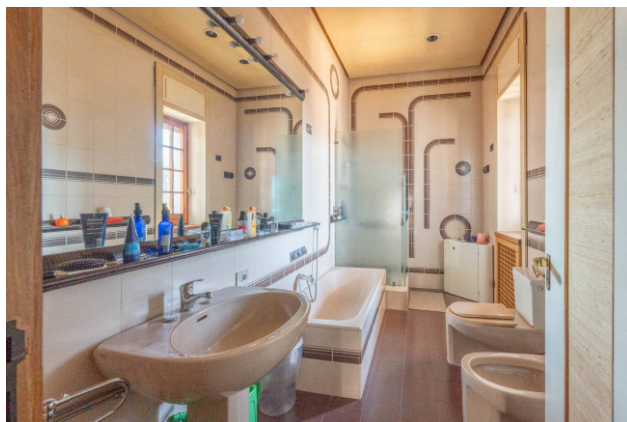
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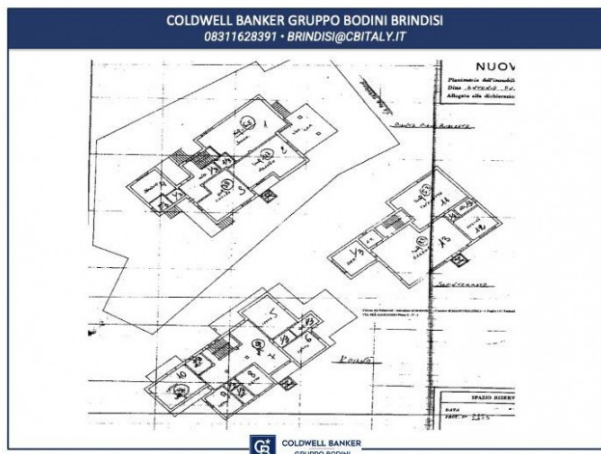
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