



# Independent house for sale in Bari

## Città Vecchia

### € 695.000

### Ref. CBI094-975-63730



**298 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8**

PUGLIA - BARI - OLD CITY - VIA RUGGIERO IL NORMANNO

In Bari, in the heart of the old city, stands a majestic palace with timeless charm, probably dating back to around the mid-12th century, which is spread over three levels and represents a precious testimony of a medieval tower house, enchanting with its impressive architecture and finely preserved details.

This incredible building is of particularly important and historical-artistic interest as it is evidence of a medieval tower house in the old city of Bari, and was deemed worthy of protection, as declared by the Superintendence of Cultural Heritage of the city.

Its ancient walls reveal centuries-old stories and hidden secrets, giving a unique and enveloping atmosphere and, immersed in a unique historical context, offers the opportunity to own a piece of history of this splendid city.



On the first level, a double living room with a large fireplace and an imposing recovered arch welcomes you into an environment with timeless charm, perfect for hosting moments of relaxation and conviviality. The eat-in kitchen overlooks two internal courtyards which allow abundant natural lighting and, thanks to the presence of an external staircase, access to the internal courtyards is made even more comfortable and evocative.

On the second and third levels, four spacious bedrooms and four bathrooms are optimally distributed to ensure privacy and comfort for all family members. Every corner of this home is designed to offer maximum comfort and refinement, making each room an oasis of tranquility and well-being.

To complete this extraordinary building, a habitable room on the street level, which preserves the ancient charm of a medieval warehouse, with independent access and a lowered arch vault: this space represents an opportunity to create a unique and evocative environment, ideal for commercial or residential activities.

A true jewel to cherish and admire, ready to welcome those who wish to experience the enchantment of the past with all the comfort and luxury of modern times.

The large area in front of the building, currently used as a parking area on one side and a play area on the other, is part of the municipal project called "Castle Park", created by the illustrious Bari architect Arturo Cucciolla, donated to the city of Bari and candidate for national funding.

The park will develop around the Norman-Swabian-Angevin Castle and the Old Town and will be a reality that will contribute to increasing the beauty of the city of Bari, reuniting it with its sea, as it was in the wishes of its designer and still in those of all the people of Bari. .

Contact us to discover this extraordinary real estate opportunity and book your visit.

## Certification

**Energy Class:** C

**EPgInr:** 108.55 kwh/□

## Features

Property ID: CBI094-975-63730

Contract: Sale

Categoria: Independent house

Address: Via Ruggiero Il Normanno, 48 - 50

Zip Code: 70122

Municipality: Bari

Zona: Città Vecchia

Total sqm: 298 sq.m.

Bedrooms: 4

Bathrooms: 4

Rooms: 8

Internal condition: Good

Floor: Buildings

Total floors: 4

Independent heating: Heating

Date of construction: 1150

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Sea distance: 1.000 meter

Kitchen: Regular Kitchen

: Yes

Terrace

Antenna : Independent

Storage

Fireplace

Air conditioning

Electric system : Compliant with the building regulations of the time

Shower

Wooden fixtures

Shutters

Sea view

Panoramic view

Airport distance

### Gruppo Bodini



Shops distance or nearest city  
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## Nearby

Soccer fields

Playgrounds

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Municipal office











