



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

4 or more Rooms for sale in Taranto

Borgo

€ 129.000

Ref. CBI092-932-44184



126 sq.m. | Bathrooms: 2 | Bedrooms: 4 | 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.

The renovation works involved, in addition to the different distribution of the internal spaces, also the crawl space, the replacement of

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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 Ostuni exclusive

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

Certification

Energy Class: F

EPglnr: 71.30 kwh/□

Features

Property ID: CBI092-932-44184	Contract: Sale
Categoria: 4 or more Rooms	Address: Lungomare Vittorio Emanuele Iii, SN
Zip Code: 74123	Municipality: Taranto
Zona: Borgo	Total sqm: 126 sq.m.
Bedrooms: 4	Bathrooms: 2
Rooms: 5	Internal condition: Good
Floor: Ground Floor	Total floors: 8
Independent heating: Heating	Lift: Yes
Date of construction: 1960	Current Status: Available after the deed of sale
Condominium costs: € 20	Sea distance: 1.000 meter
Antenna : Independent	Storage
High-speed internet connection	Fastweb connection
Air conditioning	Telephone system
Electric system : Compliant	Shower
Alluminium fixtures	Preparation for alarm system
Roller shutters	Coldwell Banker Ref.

Nearby

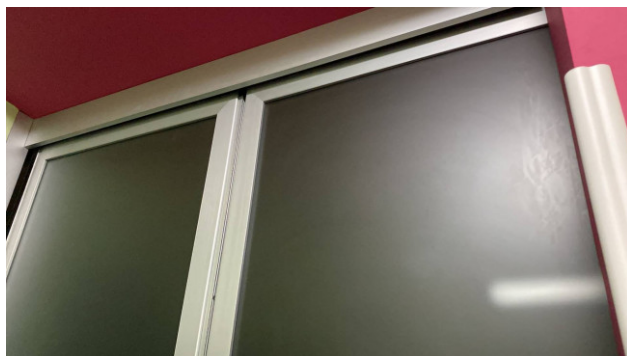
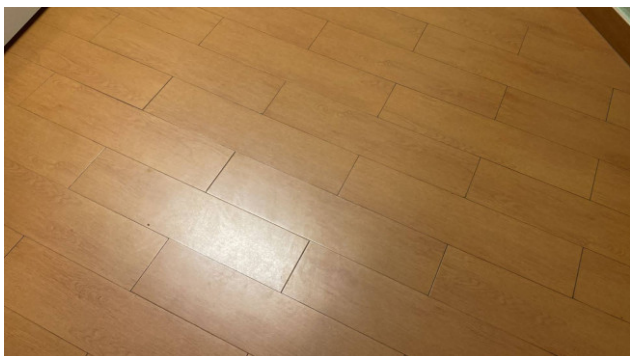
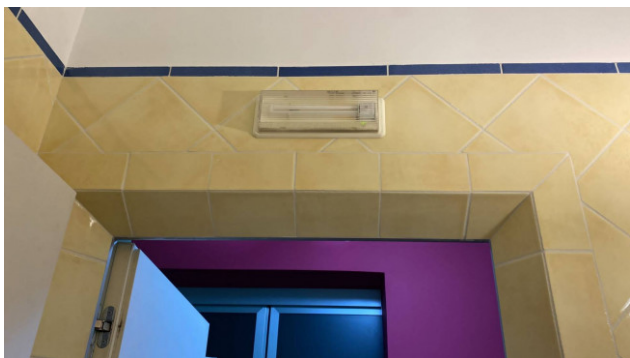
Gyms	Beauty centres
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres

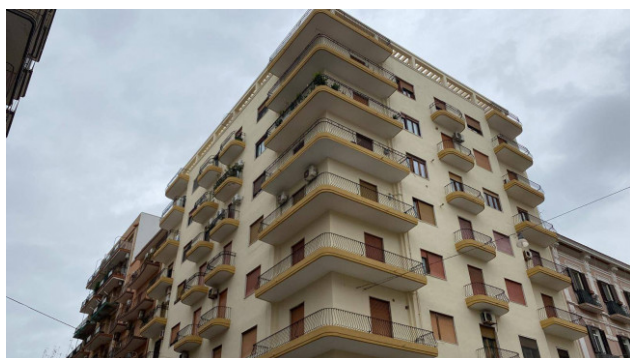
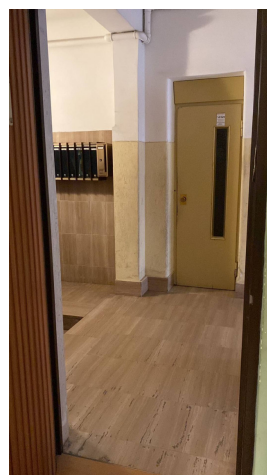
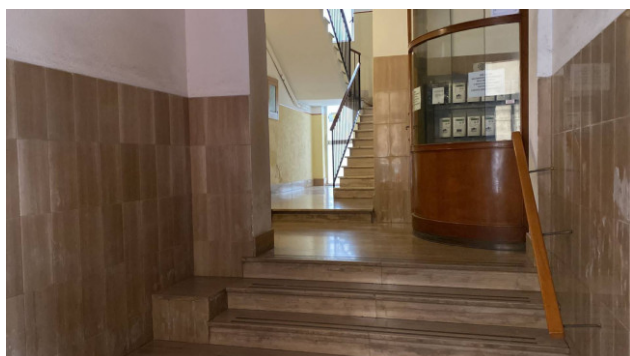
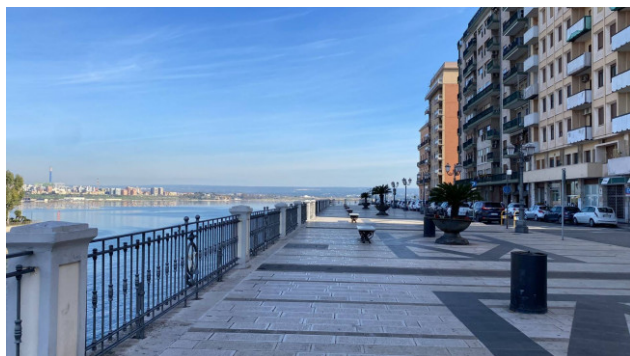
Municipal office

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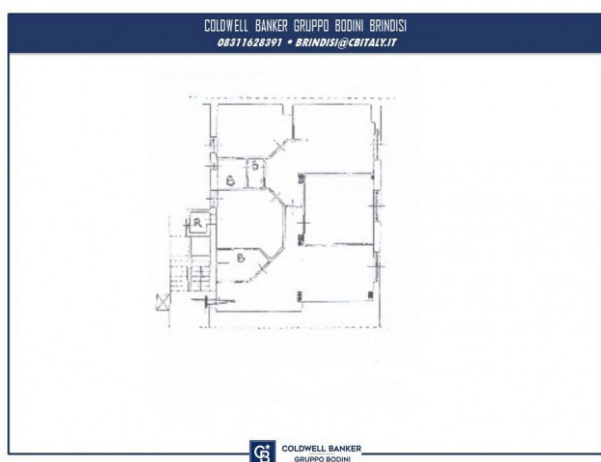
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