

## Building for sale in Rutigliano

**€ 590.000**

**Ref. CBI094-2606-63735**



**744 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 23**

PUGLIA - RUTIGLIANO (BA) - PIAZZA UMBERTO I - PALAZZO MOCCIA - DELL'ERBA

In the heart of the ancient village, a few steps from the Parish Mother Church of Santa Maria della Colonna and San Nicola di Bari, an important noble palace of great historical interest called "Palazzo Moccia - Dell'Erba" is offered for sale.

"Palazzo Moccia - Dell'Erba" was built between the 17th and 19th centuries and is still bound by the Superintendence of Cultural Heritage as it is of important historical-artistic interest as evidence of 17th-19th century civil architecture in Rutigliano. Characteristic is the rustic ashlar on the ground floor and regularly squared on the upper floors, the beautiful portal with coat of arms which leads to a large entrance hall and the high arched windows for great brightness.

The rooms on the first floor are particularly elegant (reachable from an important stone-clad staircase that communicates all the levels of the building) characterized by geometric designs and colorful ancient cement tiles that cover all the rooms, as well as an ancient kitchen made of masonry and covered in copper and a beautiful stone fireplace. There are approximately 350 square meters of this floor of the building, divided into 16 rooms plus accessories, as well as a generous terrace overlooking the renowned Piazza Umberto I.

The upper floor is no exception, the internal size of which is approximately 265 square meters divided into 10 rooms, internally in a rustic state and with a larger terrace at the same level as the lower floor. This floor of the building allows a customization of the internal finishes, combining the ancient with the modern materials of today.

The vast terrace on the third floor is panoramic, from which you can admire the bell tower of the aforementioned Mother Church and



the historic Norman Tower, symbols of the city of Rutigliano.

Everything is completed and supported by numerous cellars on the ground and basement floors, made with barrel vaults, the size of which is approximately 170 m2, and an indispensable and almost unique, given the location of the property, a large garage street level of 50 m2 which allows you to park 3/4 cars inside depending on their size.

## Certification

Energy Class: G

EPglnr: 241.44 kwh/□

## Features

Property ID: CBI094-2606-63735	Contract: Sale
Categoria: Building	Address: Piazza Umberto I, 13
Zip Code: 70018	Municipality: Rutigliano
Total sqm: 744 sq.m.	Bedrooms: 4
Bathrooms: 2	Rooms: 23
Internal condition: Good	Floor: Buildings
Total floors: 3	Independent heating: Heating
Date of construction: 1600	Current Status: Available after the deed of sale
Terrace: Present	Kitchen: Regular Kitchen
Garage: for two cars, 57 sq.m.	: Yes
Terrace	Antenna : Independent
Storage	Fireplace
Air conditioning	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Alluminium fixtures	Shutters

## Nearby

Gyms	Beauty centres
Playgrounds	Rail station
Nursery school	Primary schools
Secondary schools	Bar
Post offices	Municipal office







































