

Villa for Sell in Brindisi - Area: Casale

📍 Via Oronzo Andriani, Brindisi, 72100 (BR)

1.080.000€



Contact info



Coldwell Banker Gruppo Bodini

Tony Calabrese

Phone: 08311628391

Email: tony.calabrese@gruppobodini.it

Description

In the prestigious Casale residential neighborhood, we offer for sale one of the city's most exclusive villas, completely renovated in 2022.

The covered area extends over approximately 300 m².

The mezzanine floor leads to a large living area of approximately 90 m², embellished with a bioethanol fireplace (2-meter band) and bright, welcoming spaces.

Completing the level are a service bathroom, a laundry room and a master bedroom also equipped with a bioethanol fireplace (1 metre wide), with a walk-in closet of approximately 15 m² and private bathroom.

A comfortable exposed iron staircase leads to the first floor, where we find a wonderful Zen suite with a walk-in closet, a 3 kW Turkish bath with chromotherapy and music, and a balcony overlooking the garden. On the same floor are two additional bedrooms served by a central bathroom with dual access, as well as a boiler room with a second laundry area and a splendid terrace equipped with a heated seven-seater jacuzzi.

In the basement there is a charming tavern dedicated to relaxation and sports activities.

Completing the property is a charming garden with a certified artesian well and automatic irrigation system, partly lawn and partly used for parking.

The whole is embellished by an indoor and heated swimming pool (1.5 m deep) with two suggestive waterfalls.

Thanks to the installation of solar panels for domestic hot water (300 liters of storage), a 15 kW photovoltaic system with a 25 kW storage battery, thermal insulation, an AVE home automation system, and ceiling lighting with LED spotlights, the property is at the forefront of energy efficiency.

The window frames, with double-glazed reflective glass and concealed hinges flush with the wall, guarantee insulation and acoustic comfort.

The sale price includes:

- Poliform kitchen with double island, waste disposal unit, traditional and steam microwave oven, food warmer and osmosis system for drinking water;
- One washing machine, two washer-dryers, two dryers;
- Perimeter and internal alarm system, internal and external video surveillance;
- All interior and exterior furniture currently present, with the exception of the pool table and the artwork "Superman" by Marco Lodola.

A Coldwell Banker Exclusive

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

Details

 Property ID: CBI092-1772-63924	 Surface: 300.00 m²
 Rooms: 6	 Garden: Privato, 400 sqm
 Bathrooms: 4	 Energy Class: C EP glnr: 132.03 kwh/m²
 Bedrooms: 4	

Property Features

 Floor: Multi-story	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 300.00 m²
 Rooms: 6	 Bedrooms: 4
 Bathrooms: 4	 Kitchen: Habitable
 Position: Central	 Balconies: Presente
 Shower: Yes	 Parking space: Uncovered
 Garden: Private, 400 sqm	 Fireplace: Yes
 Swimming pool: Yes	 Terrace: Present

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Municipal office

Images













