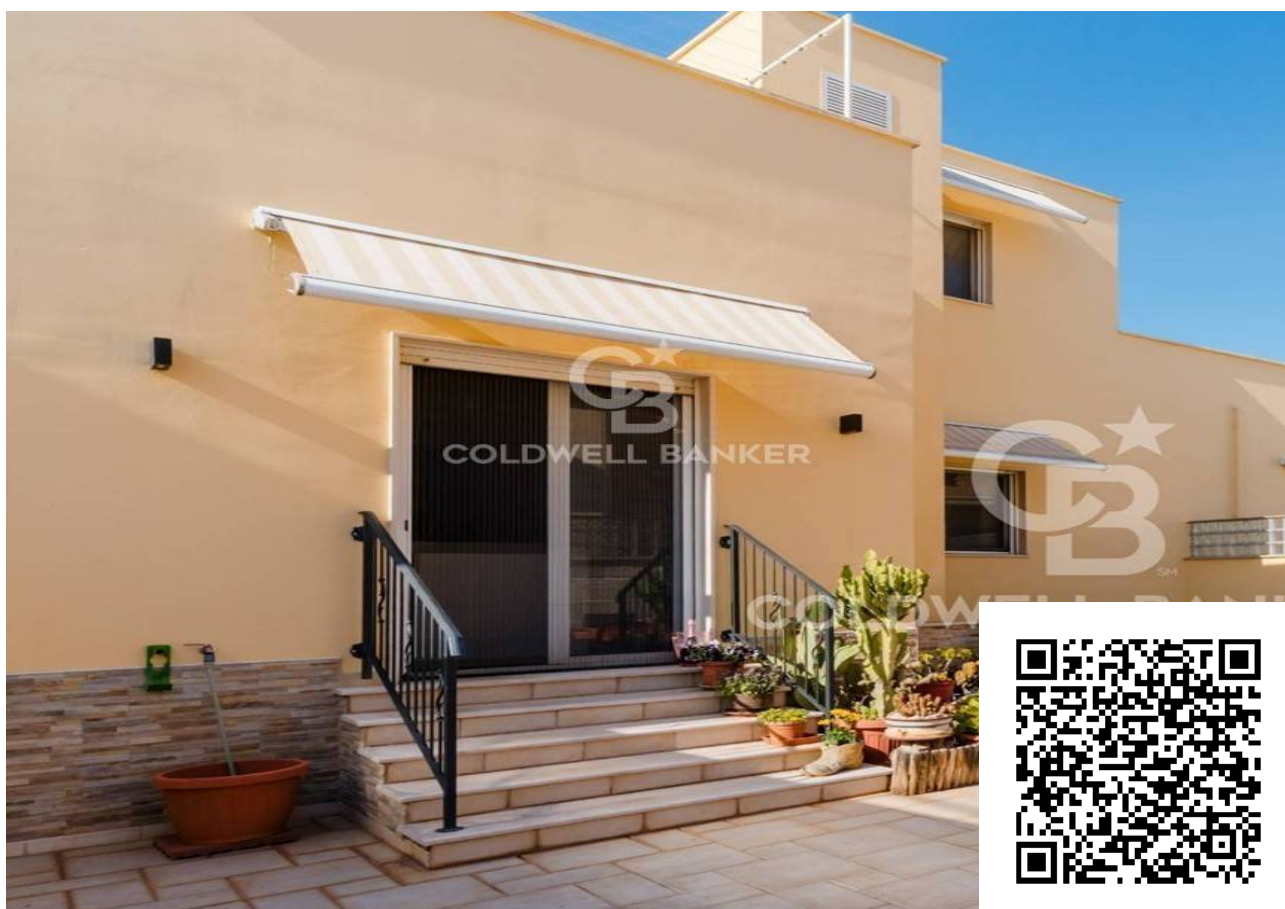


Semi-detached house for Sell in San Vito dei Normanni

📍 Brindisi, 72019 (BR)

798.000€



Contact info



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Description

PUGLIA – SAN VITO DEI NORMANNI (BR)

Elegant Terraced House with Star-Shaped Vaults and Modern Innovations in the Heart of Puglia

Located in the vibrant town of San Vito dei Normanni, this exceptional three-level home offers a rare opportunity to own a thoughtfully designed home, combining historic architecture with state-of-the-art technology. Just 20 minutes from Brindisi Airport and close to both the Adriatic and Ionian coasts, it's an ideal base for exploring southern Italy. The town offers a tranquil setting, yet is conveniently located just 15 km from Ostuni. The Adriatic coast is just a 10-minute drive away, including the renowned Torre Guaceto Nature Reserve.

A Refined Living Space

The property offers flexible living spaces, currently comprising three spacious bedrooms and four beautifully finished bathrooms. Among the prestigious architectural features are seven star vaults and three barrel vaults, with Venetian stucco finishes adding elegance to every room.

The spacious layout includes two living rooms, a formal dining room, and a bright, contemporary Scavolini kitchen. The kitchen features a quartz island with a secondary sink, a pull-out pantry, an induction cooktop, and top-of-the-line appliances. A built-in pantry adds further functionality. Filtered drinking water faucets (still, chilled, and sparkling) offer an added level of convenience. The sleeping quarters consist of three spacious bedrooms, one with a convenient walk-in closet.

Large outdoor spaces

Outdoor spaces include four terraces (one large, two medium-sized) and two private balconies. The main terrace with an internal courtyard, accessible directly from the kitchen and living room, offers privacy and is ideal for al fresco dining and socializing.

The upper floor, currently used as an office, features two terraces: one perfect for relaxing and a second adjacent to the bathroom, designed for practical use as a laundry room.

A climate-controlled cellar with original flooring can hold up to 288 bottles-an excellent feature for collectors and wine lovers.

Advanced Systems and Modern Comforts

The house boasts numerous prestigious features, including:

- Private elevator serving all three floors
- 11.75 kW photovoltaic system with the possibility of selling energy
- Solar panels for hot water with reserve tank
- Heat pump system with radiator control in each room
- Triple-glazed windows, electric shutters and sunshades
- Emergency lighting, security system, 5-point armored door
- Safe, water softener, 1,000-liter tank
- High capacity electrical system (up to 40 kW supported)

Easy Management and Luxury Rental Potential

This is a true turnkey property: secure, easy to maintain, and with no condominium fees. It's located just steps from all the town's main amenities.

In addition to being an exceptional private residence, the property is ideal as a luxury vacation home for discerning guests seeking elegant comforts with the feel of home. With all amenities within walking distance and the sea just a short distance away, it offers the ideal setting for unforgettable stays in Puglia.

Details

 Property ID: CBI094-2655-64143	 Surface: 380.00 m²
 Rooms: 8	 Bathrooms: 4
 Energy Class: A2 EP glnr: 55.48 kwh/m²	 Bedrooms: 3

Property Features

 Floor: Ground floor	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 380.00 m²
 Rooms: 8	 Bedrooms: 3
 Bathrooms: 4	 Kitchen: Habitable
 Position: Central	 Elevator: 1
 Balconies: Presente	 Shower: Yes
 Parking space: Covered	 Garden: Private,
 Fireplace: Yes	 Safe: Yes
 Terrace: Present	

Nearby

 Gyms	 Beauty centres	 Public transports
 High school	 Post offices	

Images

