

Villa for Sale in Andria

€ 149.000

Ref. CBI159-2783-63816



290 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

PUGLIA - ANDRIA - TUFARELLE DISTRICT

For sale is a villa with a swimming pool located in the charming Contrada Tufarelle, nestled in the typical Apulian countryside surrounding the city of Andria. This charming and tranquil setting retains an authentic rural feel while still offering excellent connections to the city center and the main towns in the province of Barletta-Andria-Trani. The property borders the Catullo Prolungamento, ensuring convenient and private access, and is approximately 1 km from the town center via the Via Barletta ring road.

The villa, for residential use, is entirely on the ground floor, covering approximately 160 square meters and comprises a living/dining area, kitchen, one bedroom, two bedrooms, two bathrooms, and a storage room. The upper floor features a large, usable and attractive roof terrace.

The outdoor spaces complete and enhance the property: a covered veranda in front, regularly constructed, an open courtyard and an adjoining uncultivated land serving the building, with a total surface area of 29.46 ares, partly used as an orchard and vegetable garden.

An ideal environment for fully experiencing the outdoor spaces and enjoying the pool in total privacy.



Contact us for more information or to schedule an appointment.
We look forward to seeing you at our Andria office at Via Vittore Pisani, 6A.

Property Informations

Address: Contrada Tufarelle, Sn

Zip code: 76123

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Internal condition: Good

Floor: Ground floor

Total floors: 1

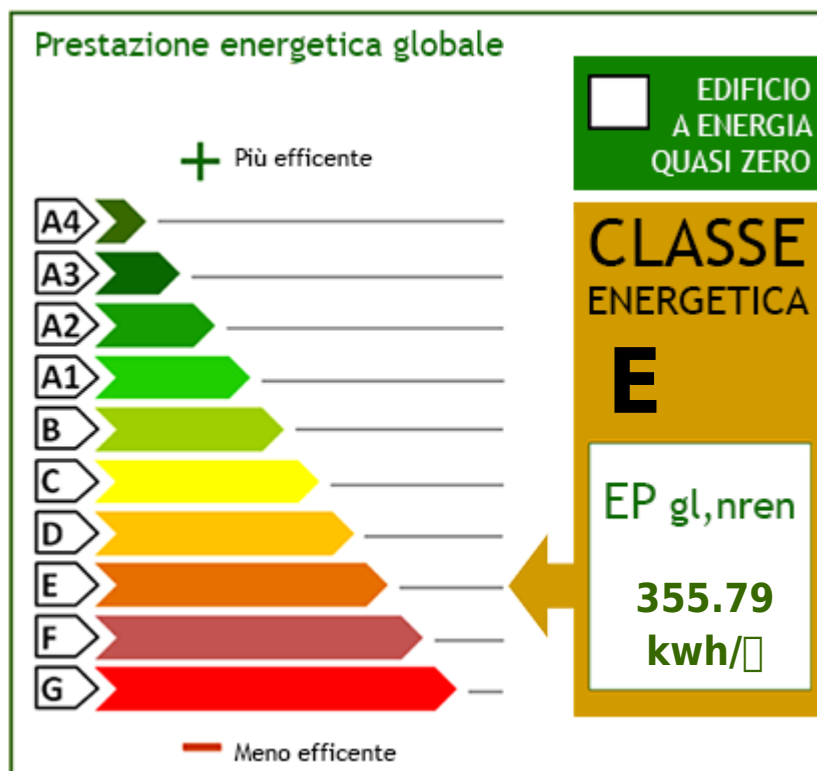
Date of construction: 2000

Current condition: Available after the deed of sale

Terrace: Present

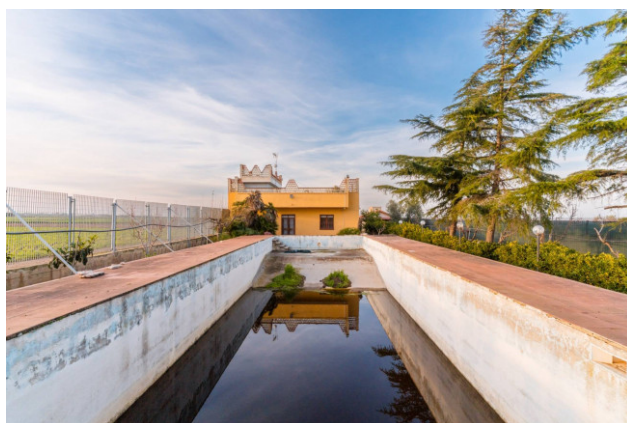
Garden: Private

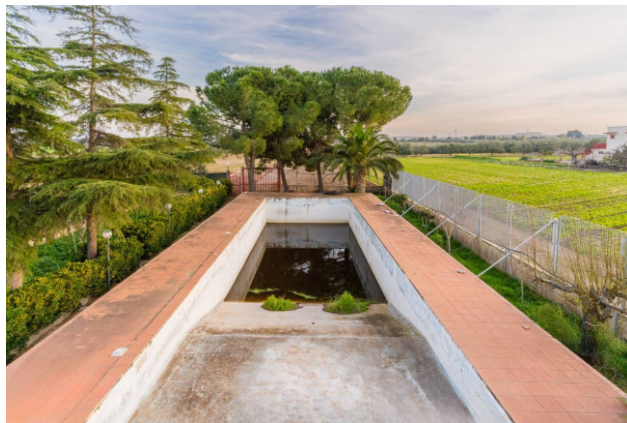
Kitchen: Open kitchen





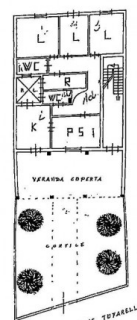








PIANO TERRA



H. 100

STRADA VIGILANZA TOTALE