

Villa for Sale in Bisceglie

€ 2.750.000

Ref. CBI094-2772-64113



730 sq.m | Bathrooms: 6 | Bedrooms: 8 | Rooms: 15

PUGLIA - BISCEGLIE - VIA CHICO MENDEZ

Just **sixty seconds on foot from the sea**, in the heart of **Bisceglie**, lies an **extraordinary private villa** of approximately **750 square metres**, conceived as an **exclusive Mediterranean estate** where elegance, privacy and nature blend in perfect balance.

Enveloped by a **lush, meticulously landscaped garden**, the property is framed by **centuries-old olive trees, fruit trees, ornamental fountains and majestic vegetation**, creating a rare atmosphere of serenity and discretion. Despite this sense of seclusion, the villa is set within a **prestigious residential area**, with **boutiques, supermarkets and essential services** all within immediate reach.

At the heart of the estate stands a **spectacular swimming pool**, a true focal point of the outdoor living experience, surrounded by refined lounge areas immersed in greenery. **Two elegant porticos**, both overlooking the pool, provide the perfect setting for al fresco dining, private receptions or quiet moments of relaxation, evoking the ambience of a **bespoke private resort**.

The property benefits from **two independent external entrances**: a discreet **driveway access with electric gate**, and a **pedestrian entrance directly facing the pool**, designed to welcome guests with immediate visual impact and architectural presence.

The interiors reflect a sophisticated dialogue between **historic charm and contemporary comfort**. The villa has been **fully**



renovated to the highest standards, preserving its architectural soul through **decorative frescoes**, while integrating modern features such as **underfloor heating** and generous, light-filled spaces. The residence offers **seven double bedrooms**, complemented by elegant **office and study areas**, a dedicated laundry space and a **fully renovated, eat-in kitchen** with a striking **central island**, conceived as both a functional and social hub.

A private internal staircase leads from the kitchen to an evocative **cellar level**, perfectly suited to become a **bespoke wine cellar**, ideal for collectors and connoisseurs seeking an intimate and refined setting for their finest bottles.

Enhancing the estate further is an **independent guesthouse**, complete with bedroom, living area and kitchen. This space is ideal for hosting guests in complete privacy or as dedicated accommodation for **staff, a housekeeper or a nanny**, ensuring seamless daily living without compromise.

Outdoor living continues across multiple elevated spaces, including **two expansive private terraces connected to bedrooms**, an additional terrace overlooking a fountain-adorned courtyard, and a **panoramic rooftop terrace with sea view**, where the horizon of the Adriatic unfolds in timeless beauty.

This villa is **far more than a residence**. It is a **statement of lifestyle**, a **rare private estate by the sea**, designed for those who seek **absolute privacy, refined luxury and an exceptional location** in one of Southern Italy's most authentic and elegant coastal destinations.

Property Informations

Address: Via Chico Mendez, 19	Zip code: 76011
Livable surface: 680.00	Bedrooms: 8
Bathrooms: 6	Rooms: 15
Internal condition: Excellent	Floor: Multilevel
Total floors: 3	Parking space: Uncovered
Suitable for students: Yes	Current condition: Available after the deed of sale
Condominium costs: € 100	Balconies: Present
Terrace: Present	Garden: Private
Kitchen: Eat-in kitchen	animals allowed: Yes

Features

Terrace	Antenna: Independent	Porch
SAT Tv: Independent	Cellar	Fastweb connection
Fireplace	Air conditioning	Parquet
Telephone system	Electric system: Compliant with the regulations in force at the time of installation	Wooden fixtures
Preparation for alarm system	Safety deposit box	Shutters
Sea view	Garret	Pool
Panoramic view		

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Cycle paths	Playgrounds	Rail station	Nursery school
Primary schools	Secondary schools	High school	Bar



Post offices

Municipal office











