

Villa for Sale in Adelfia

€ 305.000

Ref. CBI094-169-64138



192 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5

PUGLIA - ADELFA (BA) - VIALE ANTONIO LABIANCA

La Maison De Pilette for sale including renovation: Modern Comfort and Sustainability with a Turnkey Renovation

In the heart of Adelfia, in a residential setting that combines the tranquility of the province with strategic proximity to Bari, stands "Maison De Pilette," an extraordinary opportunity for those seeking an exclusive and technologically advanced home. This villa for sale in Adelfia extends over a generous 192 square meters, enhanced by a lovely 100 square meter private garden, ideal for those seeking an oasis of privacy and a space for outdoor relaxation. The property harmoniously unfolds over two levels, offering a rational layout designed to maximize daily comfort and natural light throughout.

The first level welcomes guests into a spacious living area featuring a large open space that harmoniously integrates the living room with a spacious eat-in kitchen, creating a fluid and convivial atmosphere perfect for modern living and for those who enjoy entertaining in a prestigious setting. The ground floor's functionality is complemented by a meticulously finished bathroom.

Going upstairs, the sleeping area reveals itself as a true sanctuary of private well-being: here we find two generously sized double bedrooms, both with their own en-suite bathrooms for maximum independence and privacy, as well as a convenient laundry room for ease of household chores. Each bedroom also boasts direct access to a private terrace.

The true distinguishing feature of this property lies in the inclusion in the price of a complete and thorough renovation of the unit, based



on a detailed bill of quantities. This turnkey approach frees the buyer from any worries related to construction management, ensuring a property expertly renovated with quality materials and state-of-the-art technology. The project includes complete renovation of the masonry, interior and exterior paintwork, a complete overhaul of all bathrooms, and the sewer, electrical, and gas systems in accordance with current regulations. For maximum energy efficiency, the villa will be equipped with a modern air conditioning system and a 6 kW photovoltaic system complete with a 5 kWh storage battery, ensuring minimal running costs and excellent environmental sustainability.

Living in this villa means choosing a property that requires no further investment, ready to be transformed into the home of your dreams in one of the best-served and most popular centers in the area.

Some media may have been generated and/or modified using artificial intelligence.

Certification

Energy class: G

Property Informations

Address: Via Antonio Labianca, 37

Bedrooms: 2

Bathrooms: 3

Rooms: 5

Internal condition: Restored

Floor: Building

Total floors: 2

Current condition: Available after the deed of sale

Balconies: Present

Terrace: Present, 20 sq.m

Garden: Private, 100 sq.m

Kitchen: Present

Features

Terrace

Antenna: Independent

SAT Tv: Independent

Storage

High-speed internet connection

Fastweb connection

Air conditioning

Telephone system

Electric system: Compliant

Shower

Alluminium fixtures

Preparation for alarm system

Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office





