

Villa for Sale in Adelfia

€ 320.000

Ref. CBI094-169-64139



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

PUGLIA - ADELFA (BA) - VIALE ANTONIO LABIANCA La Maison De Florette for sale including renovation: Oasis of privacy with garden and renovation included In the heart of Adelfia, in a location that combines the serenity of the province with strategic proximity to Bari, stands an extraordinary residence, "Maison De Florette," designed for those who want to combine spacious living, privacy, and maximum energy efficiency. This villa for sale in Adelfia spans 186 square meters and is surrounded by a lush 540 square meter private garden, a true green space where outdoor living becomes a natural extension of domestic comfort. One of the distinctive features of this property is its exclusive access: the villa does not directly face the main road, but is reached via a private lane, a key detail that ensures absolute silence and privacy not found in traditional urban homes. The home harmoniously unfolds over two levels, designed to offer exceptional livability. On the first level, the heart of the home is a spacious and bright kitchen that opens directly onto the garden, creating the perfect setting for convivial al fresco lunches and dinners. This area is completed by a large living area ideal for daily relaxation, a guest bathroom, a functional laundry room, and a master bedroom with a refined en-suite bathroom. Going upstairs, the sleeping area is enriched with an additional bedroom, also served by a private bathroom and embellished by a private terrace that directly overlooks the greenery of the garden below, offering a panoramic view and a quiet refuge for moments of relaxation. The true added value of this property is the certainty of a safe and modern investment. The sale price includes a complete renovation of the property, based on a detailed bill of quantities. This means purchasing a property that has been expertly renovated, with every structural and technical aspect updated: from the masonry to the interior and exterior paintwork, to the complete overhaul of the sewer, water, gas, and electrical systems. The villa will become a model of sustainability thanks to the installation of a state-of-the-art air conditioning system and the installation of a powerful 6 kW photovoltaic system, supported by a 5 kWh storage battery, ensuring minimal running costs and a high efficiency rating. Choosing this villa means giving your family a new, safe, and technologically



advanced home, nestled in a setting of total peace and independence.

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, 500 sq.m	Kitchen: Present

Features

Terrace: 20 □	Antenna: Independent	SAT Tv: Independent
Storage	High-speed internet connection	Fastweb connection
Air conditioning	Telephone system	Electric system: Compliant with the regulations in force at the time of installation
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			





