

## Apartment for Sale in Andria

**€ 139.000**

**Ref. CBI159-2783-63862**



**115 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

PUGLIA - ANDRIA - SALEMI STREET

In one of the most sought-after and well-served areas of Andria, in the San Giuseppe Artigiano district, in the immediate vicinity of the Police Headquarters, on Via Salemi, in a private and quiet residential area, we offer for sale an elegant apartment of approximately 90 square meters on the second floor, featuring generously sized rooms, excellent layouts, and extraordinary natural light.

The entrance leads to a refined and spacious living room with triple exposure, the home's true highlight, offering plenty of light and plenty of space throughout the day. Adjacent is the spacious and functional eat-in kitchen, designed to maximize daily living and comfortably accommodate family and guests.

The sleeping area consists of a double bedroom, a single bedroom overlooking the balcony, and a recently renovated bathroom.

Completing the property is a convenient garage of approximately 24 square meters, ideal for cars and motorcycles, as well as offering practical additional storage space. Upstairs, there is a pleasant, recently renovated shared terrace, perfect for relaxing outdoors. A useful storage room of approximately 8 square meters located on the roof terrace also completes the property.

The property is in good overall condition thanks to partial renovations already completed, making its main rooms immediately habitable. At the same time, it offers interesting customization options, allowing you to adapt the spaces and finishes to your living needs and personal taste.

An ideal solution for those who want to live in a quiet area without sacrificing the comfort of bright, well-organized spaces full of potential.



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

## Property Informations

**Address:** Via Salemi, 2

**Zip code:** 76123

**Bedrooms:** 2

**Bathrooms:** 1

**Rooms:** 4

**Internal condition:** Good

**Floor:** 2

**Total floors:** 3

**Date of construction:** 1967

**Current condition:** Available after the deed of sale

**Condominium costs:** € 25

**Balconies:** Present

**Terrace:** Present

**Kitchen:** Eat-in kitchen











