

Villa for Sale in Andria

€ 310.000

Ref. CBI159-2783-63864



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

PUGLIA - ANDRIA - DISTRICT OF SAN PIETRO

We offer for sale a detached villa located in Contrada San Pietro, in a strategic position just 1 km from the town center. It's an ideal solution for those who want to live in a private setting surrounded by greenery, without sacrificing the convenience of being just minutes from all the main amenities.

The home, with a floor area of approximately 134 square meters, is spread over two levels and is characterized by a functional layout and excellent brightness guaranteed by double exposure.

On the ground floor, there is a spacious and bright living/dining area, overlooking a comfortable covered veranda, ideal for relaxing and socializing outdoors. There is also a practical kitchenette, a convenient storage room, and a bathroom. An internal staircase leads to the first floor, which features two spacious bedrooms, each with its own panoramic terrace. This level also boasts a small French balcony, which adds to the light and airiness of the rooms.

The property includes approximately 4,900 square meters of well-maintained and landscaped land, with 55 olive trees, an orchard, and an espalier vineyard, lending the property charm, privacy, and the pleasure of living immersed in nature. The land also offers the possibility of creating and cultivating a vegetable garden, ideal for those who wish to grow their own vegetables and fully experience the rural lifestyle.

The property is equipped with an alarm system connected to a security company, is regularly connected to the public water and sewer systems, and all windows and French windows are equipped with mosquito nets, ensuring a high level of comfort and practicality in



daily life.

An ideal property both as a primary residence and as a leisure home, perfect for those who want to combine the tranquility of nature with the convenience of having the town center and all amenities just 1 km away.

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: Contrada San Pietro, Sn

Zip code: 76123

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Internal condition: Good

Floor: On two levels

Total floors: 2

Date of construction: 1900

Current condition: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Kitchenette











