

Two-family villa for Sale in Andria

€ 450.000

Ref. CBI159-2783-63865



340 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6

PUGLIA - ANDRIA - CARIATI DISTRICT

Exclusive Villa with Dependence and Prestigious Garden in Contrada Cariati - Andria

In the heart of one of the most exclusive and sought-after areas of the Andria countryside, just minutes from the renowned Tenuta Montevitolo and Masseria Cariati estates, we offer for sale a splendid property immersed in the tranquility of nature, surrounded by a large garden that guarantees privacy, charm, and a timeless atmosphere.

The property extends over approximately 10,000 square meters of land, completely fenced and protected by a tall hedge that ensures privacy and an excellent sense of exclusivity.

Arriving at the villa is an experience that captivates from the very first moment: an elegant tree-lined avenue leads to the property's entrance, giving an immediate sense of prestige, harmony, and perfect integration with the surrounding landscape.

The main residence welcomes guests with spacious, bright, and thoughtfully arranged spaces, where comfort and elegance coexist in



perfect harmony. The heart of the home is the spacious living area, embellished with refined stone cladding and an elegant fireplace that creates a warm and welcoming atmosphere. The open-plan kitchen seamlessly integrates with the living area and opens directly onto the spacious covered veranda, ideal for relaxing and socializing year-round.

The sleeping area offers three spacious bedrooms and a bathroom, spaces designed to ensure functionality, comfort and maximum livability.

Completing the property is a 54 sq m independent guesthouse, comprising a living room with dining area, bedroom, bathroom, and closet. This extremely versatile property is perfect for hosting friends and family, creating a completely independent space, or starting a hospitality business.

A private park designed to be enjoyedThe property's true distinguishing feature is its extraordinary outdoor spaces, a true oasis of peace where nature, elegance, and functionality blend harmoniously.

The meticulously maintained garden is adorned with elegant ornamental statues, mature trees, Mediterranean plants, and expansive lawns offering views of rare beauty. A charming wooden structure creates a refined shaded corner, ideal for relaxing on summer days, while the large flat spaces offer the potential for a tennis court, a soccer field, or an exclusive area dedicated to leisure and outdoor events.

For those who love conviviality, the villa features a fully equipped outdoor kitchen, flanked by a large wood-fired oven, perfect for preparing pizzas and traditional specialties. This space is designed for enjoying al fresco lunches and dinners in complete comfort, without using the main kitchen and keeping the interior spaces always tidy.

The property includes a 25m2 garage and a practical storage room.

A property that represents a lifestyle.

This is not simply a country villa, but a home designed for those who wish to live in an exclusive setting, surrounded by greenery, without sacrificing the comfort, elegance, and convenience of city services.

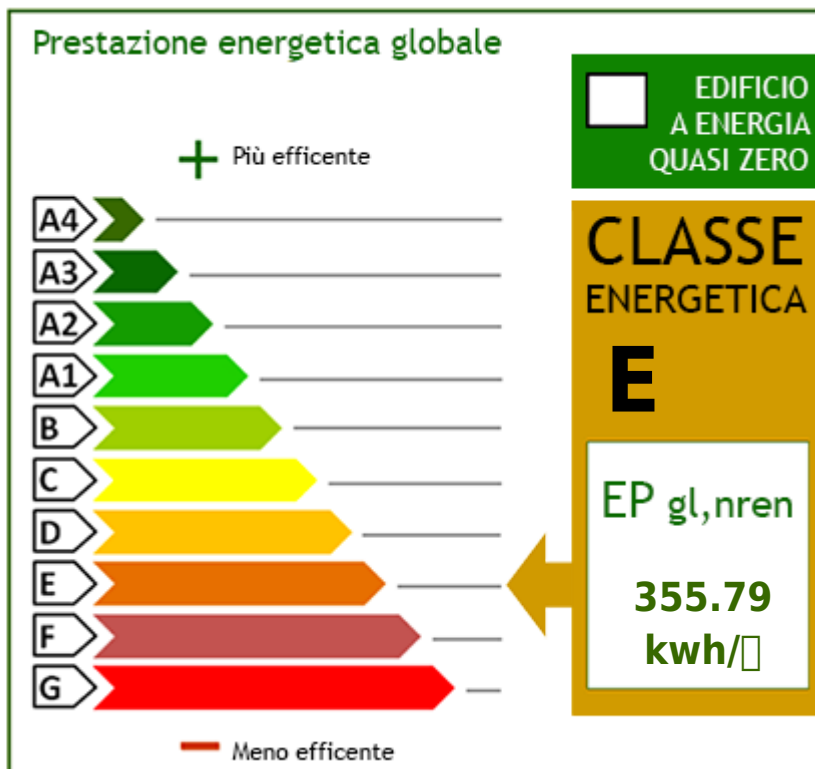
A residence that captivates from the very first glance, where every detail exudes quality, care, and prestige, transforming every day into an experience of true well-being.

Contact us for more information or to schedule an appointment.

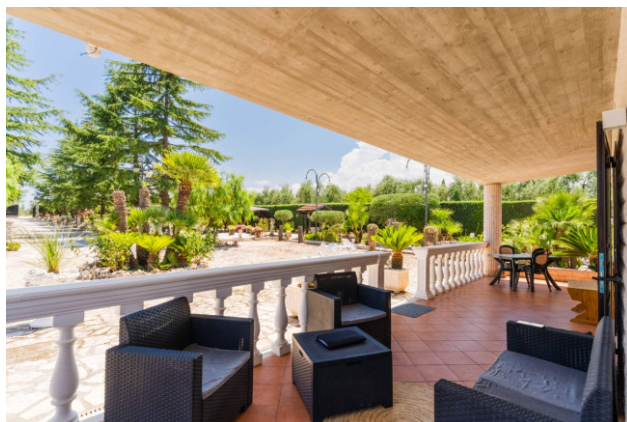
We look forward to seeing you at our Andria office at Via Vittore Pisani, 6A.

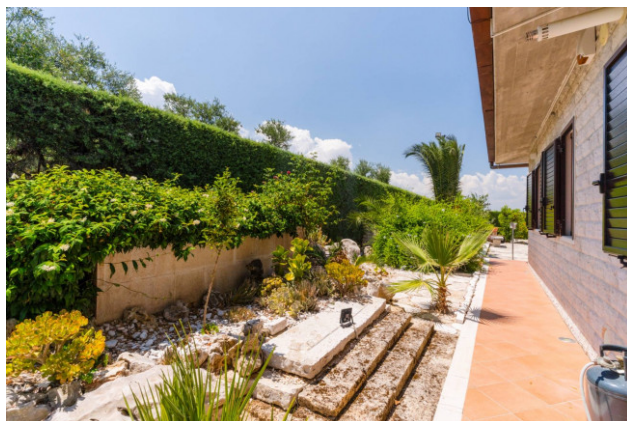
Property Informations

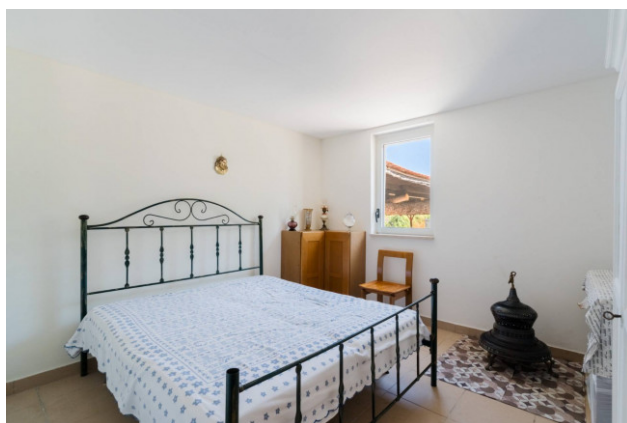
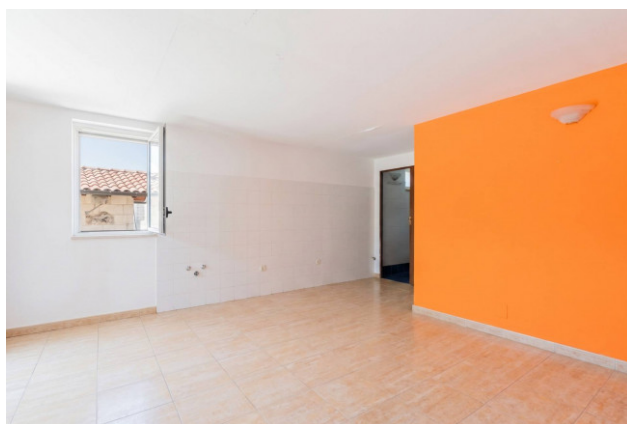
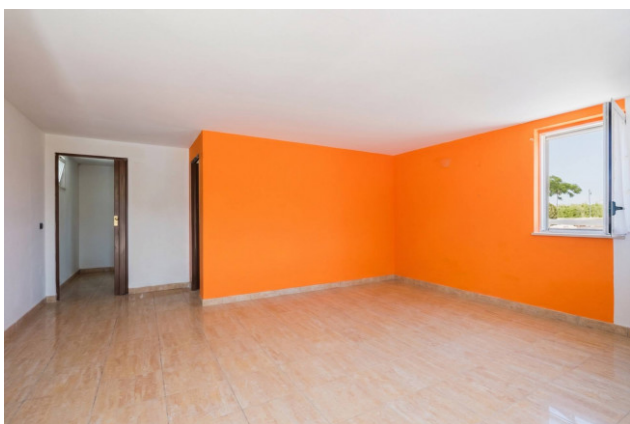
Address: Contrada Cariati, Sn	Zip code: 76123
Bedrooms: 4	Bathrooms: 2
Rooms: 6	Internal condition: Excellent
Floor: Ground floor	Total floors: 1
Parking space: Covered	Date of construction: 2001
Current condition: Available after the deed of sale	Garden: Private
Kitchen: Open kitchen	Garage: for one car





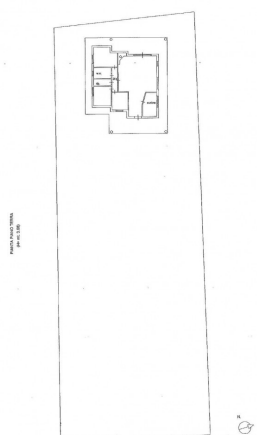




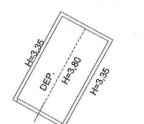






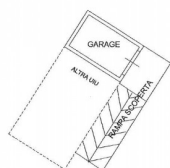


PIANO TERRA



PIANO INTERRATO

H=2,10



Coldwell Banker Gruppo Bodini

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