

## Villa for Sale in Monopoli

**€ 875.000**

**Ref. CBI094-2772-64216**



**101 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

PUGLIA - MONOPOLI - PARETANO DISTRICT

In the heart of the Canale di Pirro, nestled in the hills of the Itria Valley, this exclusive trulli residence represents the perfect balance of tradition, elegance, and contemporary comfort. Completely restored by master trulli builders with meticulous attention to materials and construction details, it preserves the charm of Apulian architecture, reinterpreted with a refined and functional style.

The property comprises four original cones and a bright annex housing the living area with an open-plan kitchen and dining room, directly overlooking the pool. The two bedrooms, both with en suite bathrooms and independent access to the garden, guarantee privacy and comfort, while air conditioning ensures maximum well-being in every season.

The home is surrounded by approximately 8,000 square meters of private parkland and surrounding land of 1 hectare, a natural oasis where lawns, olive trees, citrus trees, almond trees, and an elegant rose garden create a landscape of extraordinary beauty. The natural terraces overlook the woods and rolling hills of the Canale di Pirro, offering sweeping views and an atmosphere of absolute tranquility. The infinity pool, spacious stone relaxation areas, fully equipped outdoor kitchen, and large convivial pergola make the outdoor spaces a natural extension of the home, ideal for enjoying every moment of the day outdoors.



The location is one of the property's main strengths: immersed in the quiet countryside yet just minutes from Alberobello, Monopoli, the sea, and the most renowned towns in the Itria Valley, it is also conveniently connected to the international airports of Bari and Brindisi. Sold fully furnished and ready to move into, this residence represents a rare opportunity for those seeking a charming home, a prestigious second home, or an investment in one of the most sought-after and desirable areas of the international real estate market.

## Property Informations

|                                       |                                                            |
|---------------------------------------|------------------------------------------------------------|
| <b>Address:</b> CONTRADA PARETANO, SN | <b>Zip code:</b> 70043                                     |
| <b>Livable surface:</b> 67.00         | <b>Bedrooms:</b> 2                                         |
| <b>Bathrooms:</b> 2                   | <b>Rooms:</b> 4                                            |
| <b>Internal condition:</b> Excellent  | <b>Floor:</b> Ground floor                                 |
| <b>Total floors:</b> 1                | <b>Parking space:</b> Uncovered                            |
| <b>Date of construction:</b> 2024     | <b>Current condition:</b> Available after the deed of sale |
| <b>Terrace:</b> Present               | <b>Garden:</b> Private                                     |
| <b>Double beds:</b> 2                 | <b>Kitchen:</b> Eat-in kitchen                             |

## Features

|                                |                       |                     |
|--------------------------------|-----------------------|---------------------|
| Antenna: Independent           | Porch                 | SAT Tv: Independent |
| High-speed internet connection | Fastweb connection    | Air conditioning    |
| Electric system: Compliant     | Wall mounted sanitary | Shower              |
| Preparation for alarm system   | Pool                  | Panoramic view      |
| Land                           |                       |                     |

## Nearby

|               |                |               |                  |
|---------------|----------------|---------------|------------------|
| Gyms          | Beauty centres | Soccer fields | Sport centres    |
| Tennis courts | Playgrounds    | Bar           | Shopping centres |











