



Villa for Sale in Brindisi Casale

€ 1.080.000
Ref. CBI092-1772-63924



300 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

In the prestigious Casale residential neighborhood, we offer for sale one of the city's most exclusive villas, completely renovated in 2022.

The covered area extends over approximately 300 m².

The mezzanine floor leads to a large living area of approximately 90 m², embellished with a bioethanol fireplace (2-meter band) and bright, welcoming spaces.

Completing the level are a service bathroom, a laundry room and a master bedroom also equipped with a bioethanol fireplace (1 metre wide), with a walk-in closet of approximately 15 m² and private bathroom.

A comfortable exposed iron staircase leads to the first floor, where we find a wonderful Zen suite with a walk-in closet, a 3 kW Turkish bath with chromotherapy and music, and a balcony overlooking the garden. On the same floor are two additional bedrooms served by a central bathroom with dual access, as well as a boiler room with a second laundry area and a splendid terrace equipped with a heated seven-seater jacuzzi.



In the basement there is a charming tavern dedicated to relaxation and sports activities.

Completing the property is a charming garden with a certified artesian well and automatic irrigation system, partly lawn and partly used for parking.

The whole is embellished by an indoor and heated swimming pool (1.5 m deep) with two suggestive waterfalls.

Thanks to the installation of solar panels for domestic hot water (300 liters of storage), a 15 kW photovoltaic system with a 25 kW storage battery, thermal insulation, an AVE home automation system, and ceiling lighting with LED spotlights, the property is at the forefront of energy efficiency.

The window frames, with double-glazed reflective glass and concealed hinges flush with the wall, guarantee insulation and acoustic comfort.

The sale price includes:

- Poliform kitchen with double island, waste disposal unit, traditional and steam microwave oven, food warmer and osmosis system for drinking water;
- One washing machine, two washer-dryers, two dryers;
- Perimeter and internal alarm system, internal and external video surveillance;
- All interior and exterior furniture currently present, with the exception of the pool table and the artwork "Superman" by Marco Lodola.

A Coldwell Banker Exclusive

Contact our offices for more information or to request a viewing of the property.

Property Informations

Address: Via Oronzo Andriani, 3

Zip Code: 72100

Bedrooms: 4

Bathrooms: 4

Rooms: 6

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: Multilevel

Total floors: 3

Parking space: Uncovered

Date of construction: 2022

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 400 sq.m

Kitchen: Eat-in kitchen



















