Gruppo Bodini
Via Casimiro, 1 - 72100 Brindisi
Phone number (+39) 0831 1628391

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.

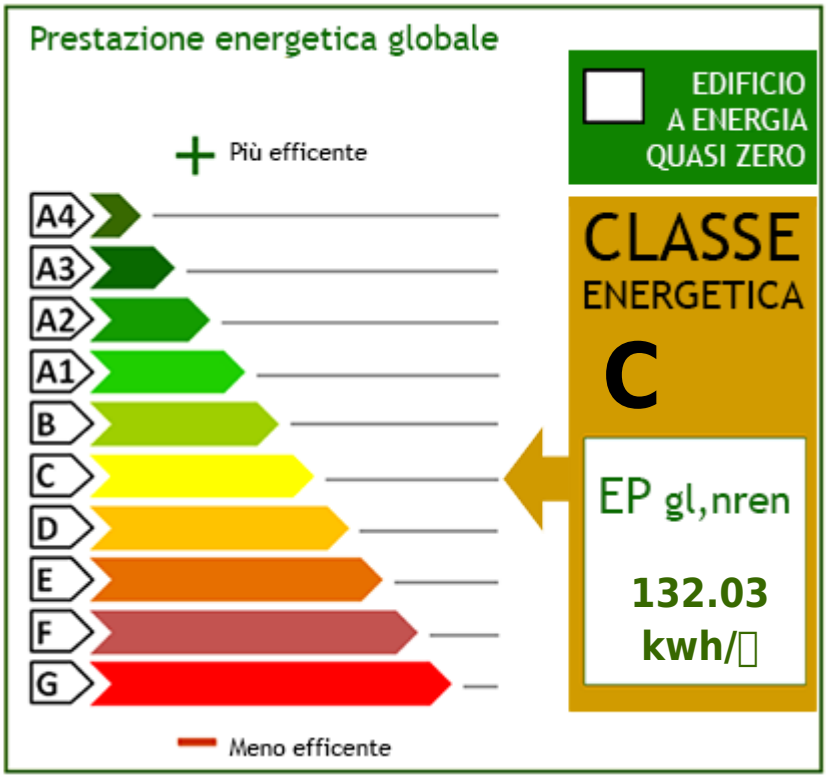
The window frames, with double-glazed reflective glass and concealed hinges flush with the wall, guarantee insulation and acoustic comfort.

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


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
C
EP gl,nren
132.03 kwh/
Meno efficente



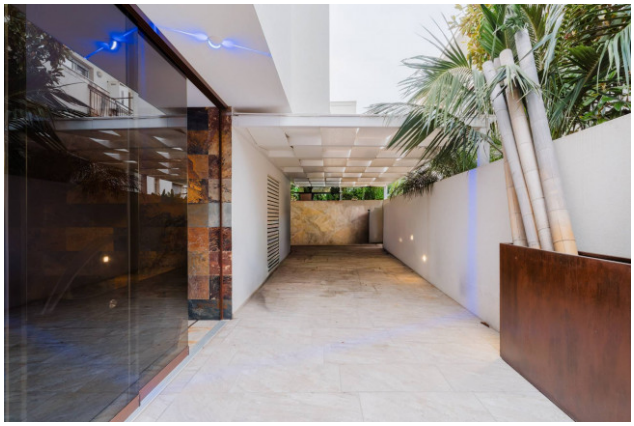














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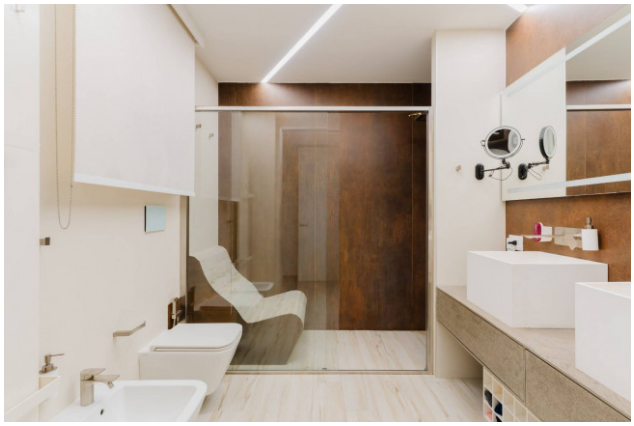


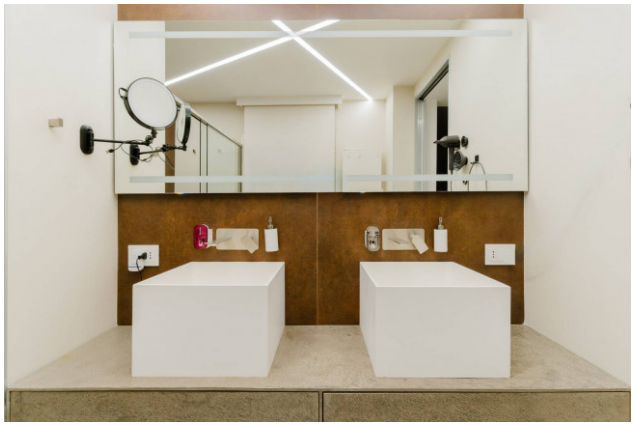












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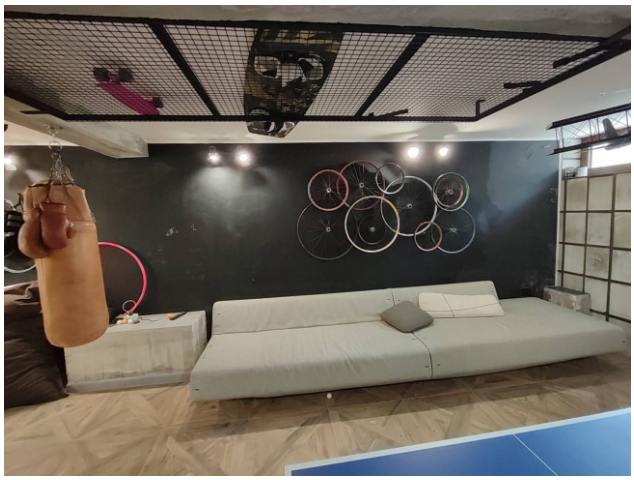


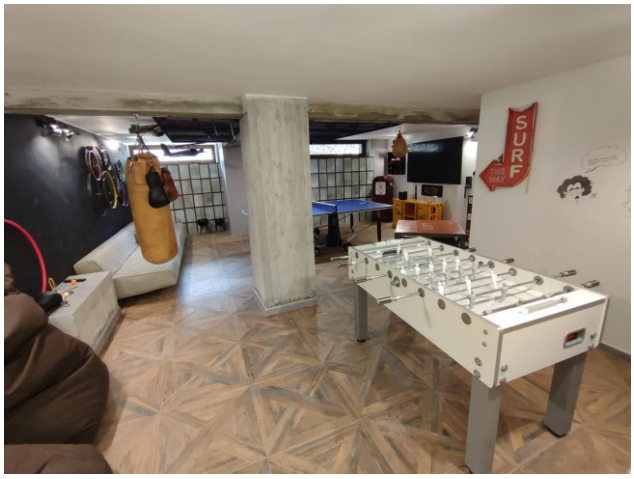




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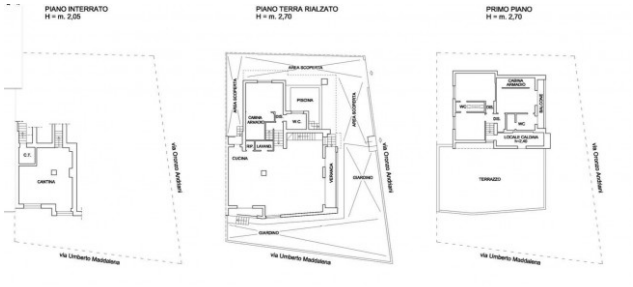








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