Gruppo Bodini
Via Nicolò Putignani, 20 - 70121 Bari
Phone number (+39) 080 8647620

Historical villa: for Sale in Molfetta

€ 1.990.000

Ref. CBI094-986-64049



526 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 13

PUGLIA - MOLFETTA (BA) - MOLFETTA-TERLIZZI PROVINCIAL ROAD KM 2.7

In Molfetta, precisely on the Molfetta-Terlizzi provincial road, therefore in an absolutely strategic location because it is close to the 16bis state road and just minutes from the airport, we offer for sale the enchanting historic residence Lioi-Lupis.
This residence has been part of the life of the people of Molfetta since the second half of the 19th century, and has undergone many changes up to the present day. This was the case, precisely, until the early 1990s, when it was purchased by the current owners who restored it to its former splendor. The renovation and restoration were entrusted to specialized companies and artisans who carried out meticulous and painstaking work, successfully combining high-quality materials suited to a building with over a century of history with cutting-edge technologies, such as the presence of two large photovoltaic systems that contribute to the property's top-notch energy efficiency.
The mansion is mainly spread over two levels, in addition to the basement rooms typical of buildings of the period.
The main floor (ground floor) is divided into two distinct sections: one dedicated to the owners' business, a renowned dental clinic comprising a reception area, a waiting room, three operating rooms, an X-ray room, and dedicated services. The opposite section is entirely residential. There is a large and bright living room with a stone fireplace, a comfortable dining room with a brick eat-in kitchen, which leads to a furnished veranda, a bathroom, and finally an office. Trani stone floors with mosaics, painted vaults, and high-quality white lacquered wooden doors characterize this wing of the house.
On the first floor, a completely independent apartment comprises a unique, large entrance hall leading to two generously sized double

bedrooms with en suite bathrooms. An open-plan living room and a beautiful kitchen complete the property.
Adding a touch of exclusivity and warmth to the rooms is a sloping ceiling with exposed wooden beams, as well as access to the terraces and the marvelous view of the surrounding park. The park, of course, is mentioned last but certainly not least, simply because once you step through the gate, you're immediately transported back in time. A tree-lined avenue, a Mediterranean-inspired garden, centuries-old olive trees, a small consecrated church, a coffee house, a fountain, pine trees, and the backdrop of a large park.
We are in the presence of a unique and prestigious property, which could be the realization of a dream or a high-level investment.

Property Informations

Address: SP Molfetta - Terlizzi KM 2,7, SC

Zip Code: 70056

Bedrooms: 3

Bathrooms: 4

Rooms: 13

Internal condition: Excellent

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Floor: On two levels

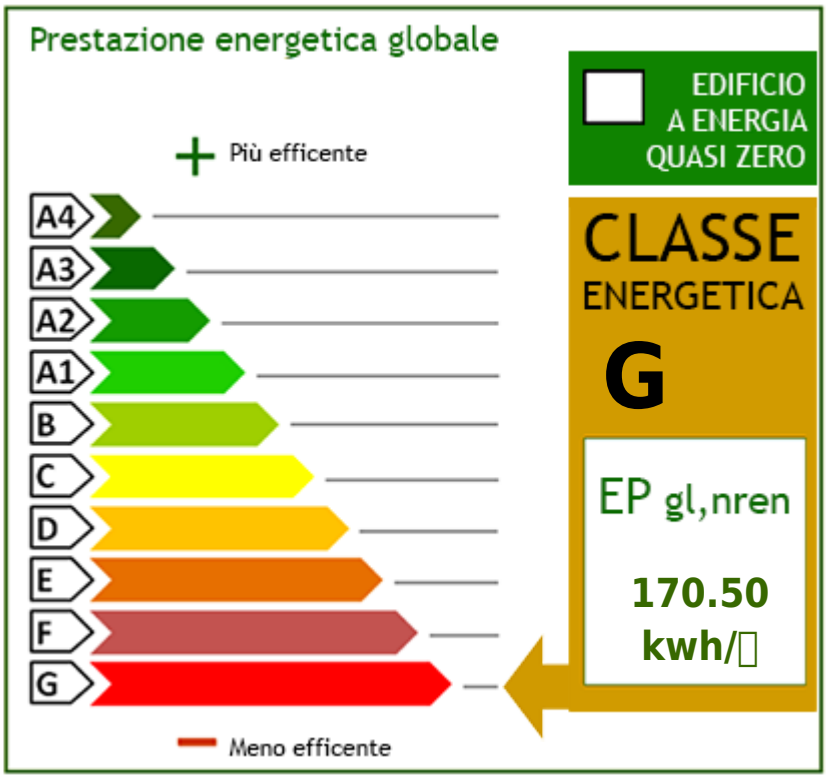
Total floors: 2

Current Status: Available after the deed of sale

Terrace: Present, 200 sq.m

Garden: Private, 8.896 sq.m

Kitchen: Eat-in kitchen



















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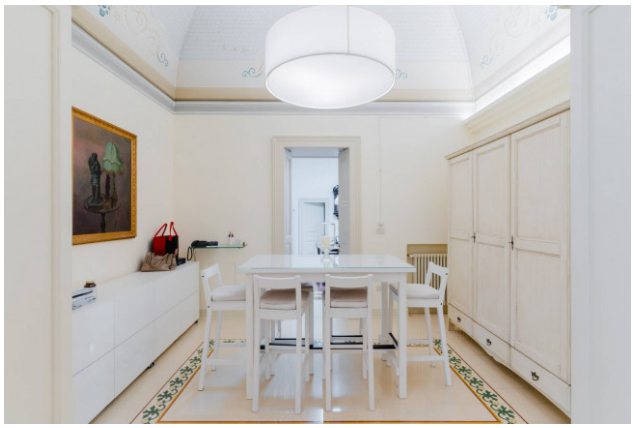








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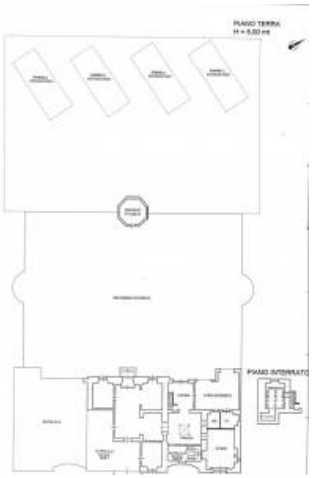


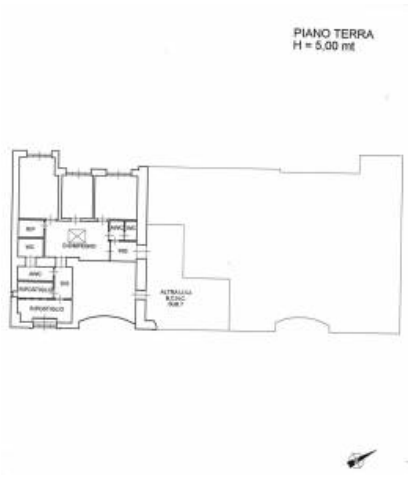




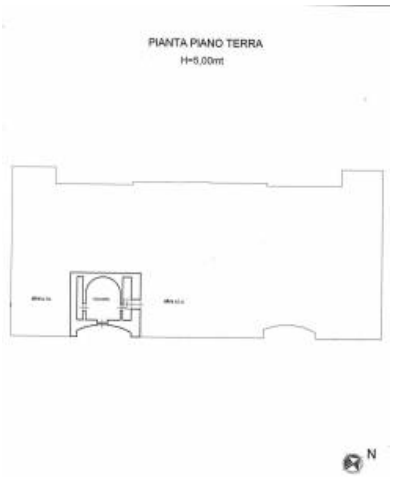








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