



## Historical villa: for Sale in Corato

€ 850.000

Ref. CBI094-169-64105



**635 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 16**

### Exclusive Art Nouveau Villa for Sale in Corato: A Historic Estate with Private Parkland

Dreaming of the early 20th-century charm in the vibrant heart of **Puglia** is now a reality, thanks to this extraordinary **Art Nouveau villa** for sale in **Corato**. Situated in an enviable position, just a few kilometers from the city center and along the scenic route leading to the iconic **Castel del Monte**, this period residence represents the perfect fusion of historical elegance and the tranquility of untouched nature.

The property is immersed in approximately **four hectares of century-old parkland**, a true verdant sanctuary offering an experience of absolute well-being and unrivaled privacy for anyone seeking a prestigious estate in Puglia.

The villa's architecture, spanning over **635 square meters**, captivates the eye with the refinement of its lines and the nobility of its original materials, which perfectly preserve the atmosphere of the stately manor houses of yesteryear.

A charming tree-lined driveway welcomes guests toward the main entrance, which has been thoughtfully designed to ensure maximum accessibility through the removal of architectural barriers. Once across the threshold, the **majestic frescoed hall** reveals itself as the vibrant heart of the home—a grand reception space that narrates stories of a glorious past through its original decorations. The sleeping area, located on the raised ground floor, features four large bedrooms—some graced with exquisite ceiling paintings—complemented by three finely finished bathrooms. The living area, meanwhile, invites authentic conviviality, boasting a spacious masonry kitchen, a large pantry, and a dining room warmed by a traditional fireplace.

The potential of this historic Italian estate is further enhanced by unique architectural details, such as the **panoramic turret** with independent access. This privileged vantage point overlooking the garden is perfectly suited to become an exclusive master suite or a



high-profile executive study.

On the lower level, the **70-square-meter cellar** offers the ideal space for creating a private spa or an elite tasting area. Externally, at the rear of the villa, an ancient citrus grove and a pre-excavated area for a **140-square-meter swimming pool** allow for the creation of a luxury outdoor oasis, making the entire estate an excellent investment for the future.

## Property Informations

**Address:** Via Castel del Monte, Snc

**Zip Code:** 70033

**Bedrooms:** 5

**Bathrooms:** 4

**Rooms:** 16

**Internal condition:** Good

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

**:** 0000-00-00

**Floor:** Ground Floor

**Total floors:** 1

**Parking space:** Uncovered

**No architectural barriers:** Yes

**Date of construction:** 1900

**Current Status:** Available after the deed of sale

**Balconies:** Present

**Terrace:** Present

**Garden:** Private, 40.000 sq.m

**Kitchen:** Eat-in kitchen

**:** Yes













