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

Villa for Sale in Bisceglie
€ 2.750.000
Ref. CBI094-2772-64113



730 sq.m | Bathrooms: 6 | Bedrooms: 8 | Rooms: 15

PUGLIA - BISCEGLIE - VIA CHICO MENDEZ

Just **sixty seconds on foot from the sea**, in the heart of **Bisceglie**, lies an **extraordinary private villa** of approximately **750 square metres**, conceived as an **exclusive Mediterranean estate** where elegance, privacy and nature blend in perfect balance.

Enveloped by a **lush, meticulously landscaped garden**, the property is framed by **centuries-old olive trees, fruit trees, ornamental fountains and majestic vegetation**, creating a rare atmosphere of serenity and discretion. Despite this sense of seclusion, the villa is set within a **prestigious residential area**, with **boutiques, supermarkets and essential services** all within immediate reach.

At the heart of the estate stands a **spectacular swimming pool**, a true focal point of the outdoor living experience, surrounded by refined lounge areas immersed in greenery. **Two elegant porticos**, both overlooking the pool, provide the perfect setting for al fresco dining, private receptions or quiet moments of relaxation, evoking the ambience of a **bespoke private resort**.
The property benefits from **two independent external entrances**: a discreet **driveway access with electric gate**, and a **pedestrian entrance directly facing the pool**, designed to welcome guests with immediate visual impact and architectural presence.

The interiors reflect a sophisticated dialogue between **historic charm and contemporary comfort**. The villa has been **fully**

renovated to the highest standards, preserving its architectural soul through **decorative frescoes**, while integrating modern features such as **underfloor heating** and generous, light-filled spaces. The residence offers **seven double bedrooms**, complemented by elegant **office and study areas**, a dedicated laundry space and a **fully renovated, eat-in kitchen** with a striking **central island**, conceived as both a functional and social hub.

A private internal staircase leads from the kitchen to an evocative **cellar level**, perfectly suited to become a **bespoke wine cellar**, ideal for collectors and connoisseurs seeking an intimate and refined setting for their finest bottles.
Enhancing the estate further is an **independent guesthouse**, complete with bedroom, living area and kitchen. This space is ideal for hosting guests in complete privacy or as dedicated accommodation for **staff, a housekeeper or a nanny**, ensuring seamless daily living without compromise.

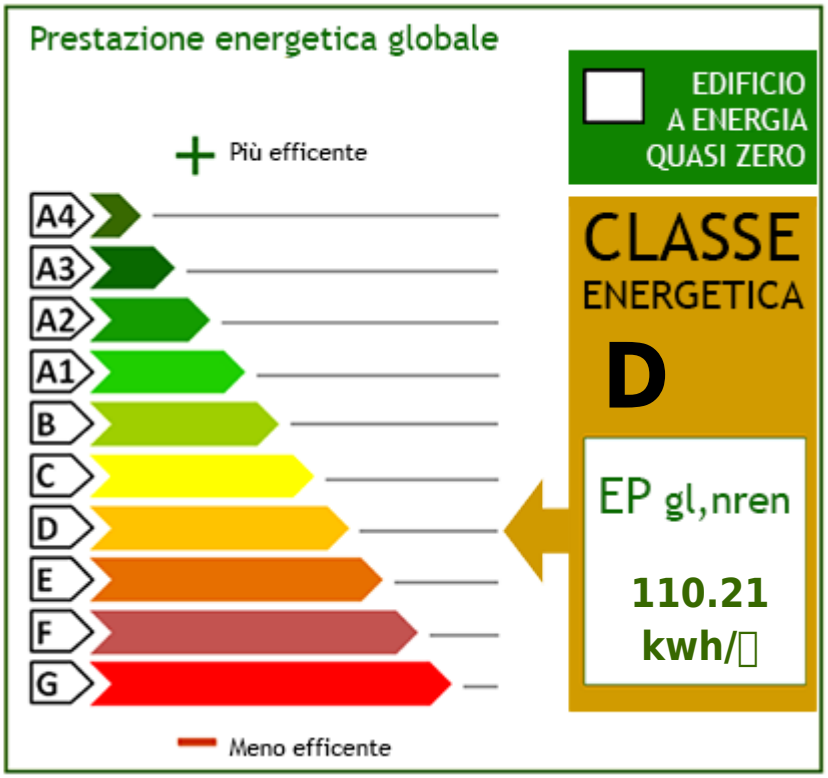
Outdoor living continues across multiple elevated spaces, including **two expansive private terraces connected to bedrooms**, an additional terrace overlooking a fountain-adorned courtyard, and a **panoramic rooftop terrace with sea view**, where the horizon of the Adriatic unfolds in timeless beauty.

This villa is **far more than a residence**. It is a **statement of lifestyle**, a **rare private estate by the sea**, designed for those who seek **absolute privacy, refined luxury and an exceptional location** in one of Southern Italy's most authentic and elegant coastal destinations.

Property Informations

Address: Via Chico Mendez, 19	**Zip Code**: 76011
Livable surface: 680.00	**Bedrooms**: 8
Bathrooms: 6	**Rooms**: 15
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
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Floor: Multilevel	**Total floors**: 3
Parking space: Uncovered	**Suitable for Students**: Yes
Current Status: Available after the deed of sale	**Condominium costs**: € 100
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
: Yes	

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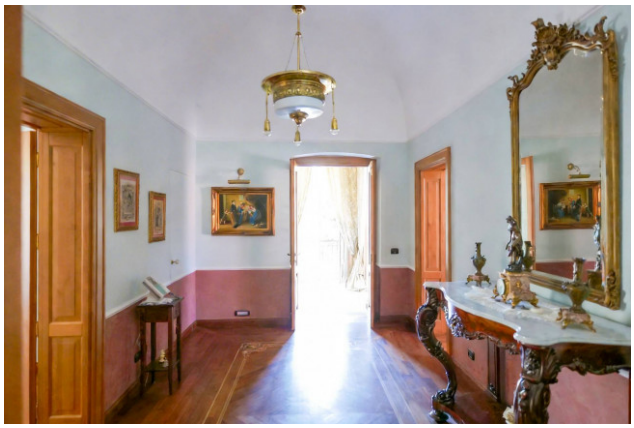






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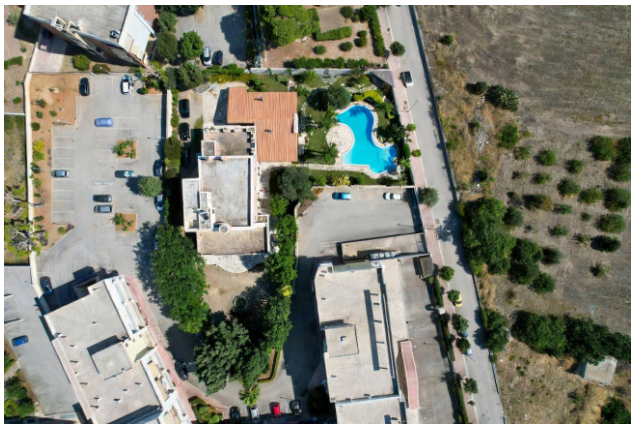






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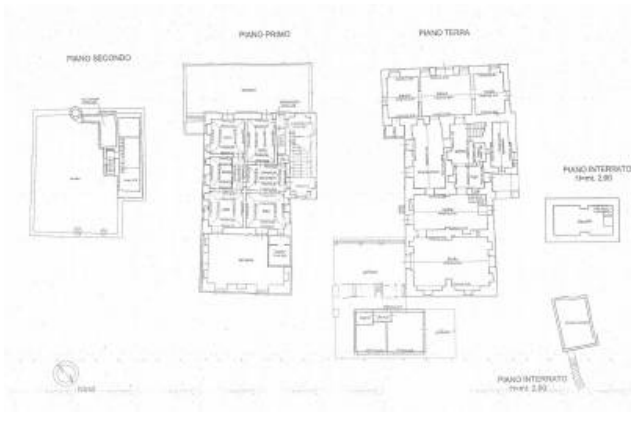














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