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

Villa for Sale in Polignano a Mare
San Vito
€ 1.350.000
Ref. CBI094-1877-64226



264 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 5

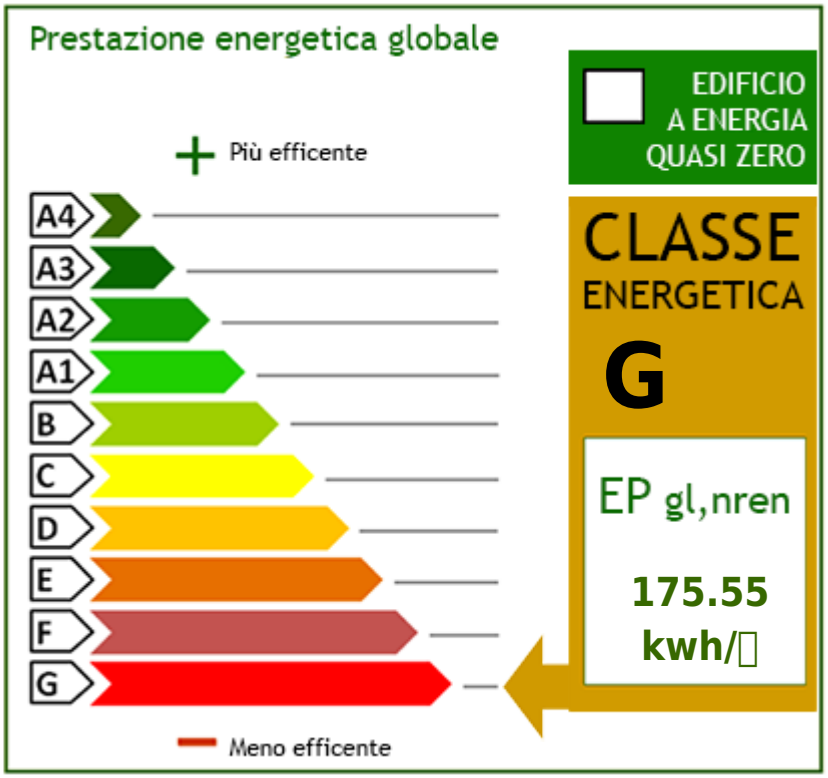
PUGLIA - POLIGNANO A MARE (BA) - SAN VITO

Just steps from the crystal-clear sea of San Vito and the picturesque Cala Ponte, we offer for sale a refined villa immersed in a well-kept Mediterranean garden, where elegance, privacy, and comfort blend in a setting of absolute prestige.
Completely renovated with energy efficiency improvements implemented through the 110% Superbonus, the property represents an exclusive residential solution, ideal both as a private residence and as a high-end investment.
The villa is spread over two levels (Ground Floor and First Floor) and consists of two residential units, making it perfect for two families, for those who want to host friends and relatives in complete independence, or for a charming hospitality business.
The ground floor captivates from the first glance with a bright, open-plan living area, enhanced by an elegant fireplace and large windows that open directly onto the garden. The modern kitchen with an island seamlessly integrates with the living area, creating a refined and convivial atmosphere. Two spacious bedrooms and two bathrooms complete the floor.
The S1 floor, fully finished and perfectly livable, hosts a second large living area, three generously sized bedrooms and two bathrooms, offering ideal spaces even for large families.
Outside, the villa is surrounded by a magnificent garden planted with palm trees and Mediterranean vegetation, embellished with a charming portico with characteristic Apulian-style arches, perfect for outdoor lunches, dinners, and moments of relaxation in any

season.
Each room has been designed to seamlessly integrate the home with the outdoor spaces, creating a bright, welcoming, and authentically Mediterranean atmosphere.

Property Informations

Address: Via San Vito, 97 B	**Zip Code**: 70044
Bedrooms: 5	**Bathrooms**: 4
Rooms: 5	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Ground Floor
Total floors: 2	**Parking space**: Uncovered
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Open kitchen	



















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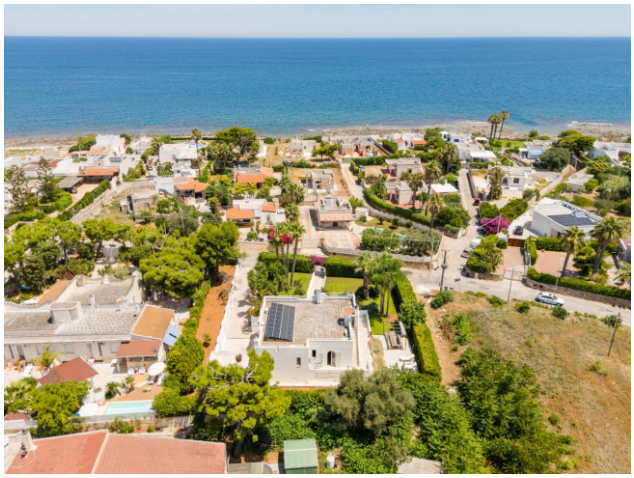




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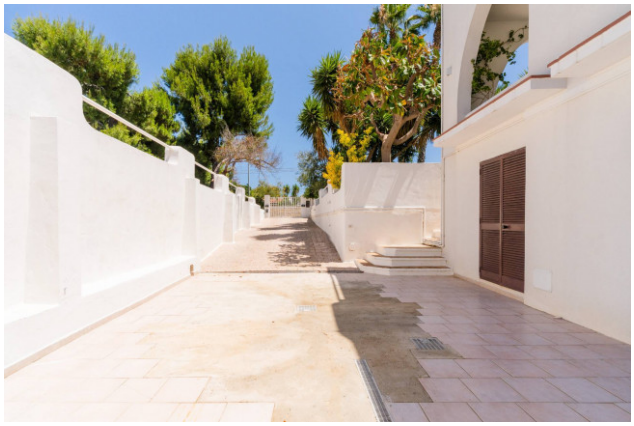
















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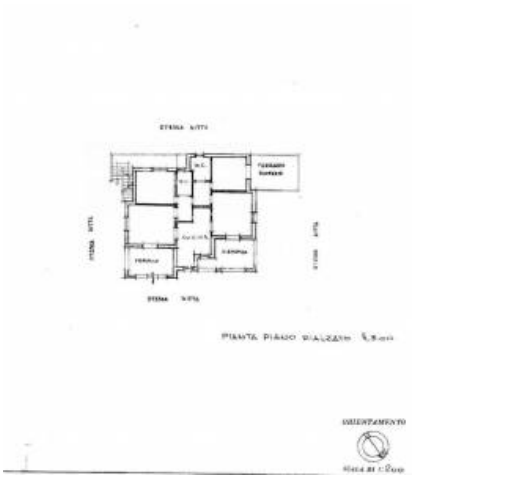


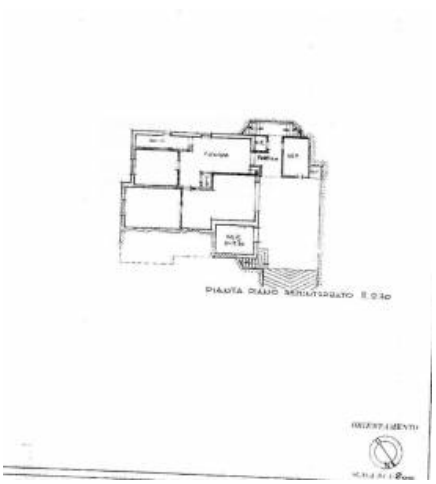


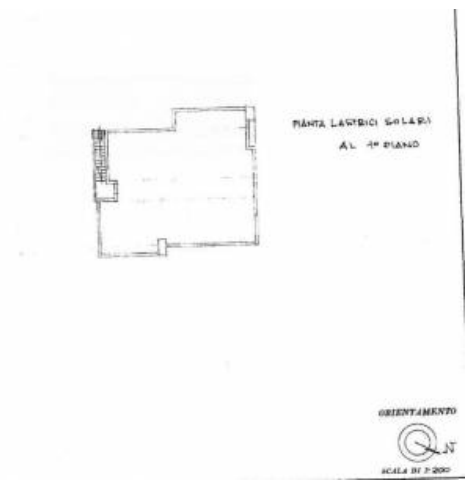












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