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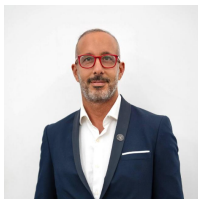
Villa for Sell in Bari - Area: Palese

📍 Strada Cola Di Cagno, Bari, 70128 (BA)

270.000€



Contact info



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Description

PUGLIA – BARI – STRADA COLA DI CAGNO

Sea-View Villa for Sale Steps from the Coast: Generous Layout and Exclusive Customization Potential

Dreaming of a detached residence just a stone's throw from the waves is now a reality, thanks to this extraordinary villa for sale. Located in one of the most sought-after coastal positions, it sits just **500 meters from the shoreline**. This property represents a rarely available real estate opportunity-perfect for those wishing to craft a bespoke home or for investors seeking a high-profile redevelopment project.

The villa spans three harmoniously distributed levels, with a total floor area exceeding **250 square meters**. It is nestled within a **lush 600-square-meter private garden** that guarantees privacy, independence, and ample green space to enjoy the Mediterranean climate in total relaxation.

The **ground floor** welcomes guests into an expansive double living area, dominated by a **feature fireplace** destined to become the heart of the home during the cooler months. This level is completed by a kitchen and a bathroom, offering a fluid and bright living zone that maintains a constant dialogue with the surrounding greenery.

Moving to the **first floor**, the sleeping quarters are revealed in all their functionality: here, you will find three spacious bedrooms, a bathroom, and a practical storage room. The element that makes this floor truly unique is the **independent access** each bedroom boasts to its own private outdoor space; these panoramic balconies offer **breathtaking sea views**, granting the privilege of waking up every day to the azure horizon.

The **basement level** adds further value and versatility to the property, housing a spacious **lower-level lounge (taverna)** characterized by a second double living room, also enriched by an atmospheric fireplace, a dedicated kitchen, and an additional bathroom. This level is the perfect space for hosting friends, creating a hobby area, or a private guest suite. The property culminates in a **spectacular 60-square-meter rooftop terrace**-a true sea-view solarium where you can host unforgettable dinners under the stars or simply enjoy the coastal panorama in total serenity.

While the property **requires renovation**, its structural soundness and excellent internal layout make it an outstanding investment for families seeking a forever home or for investors focused on the luxury and high-end vacation rental market.

The strategic proximity to the sea, combined with the vastness of the garden and the outdoor amenities, transforms this villa into a **blank canvas** ready to be turned into one of the most elegant residences in the area.

Details



Property ID: CBI094-169-64125



Surface: 253.00 m²



Rooms: 8



Garden: Privato, 600 sqm



Bathrooms: 3



Energy Class: G EP glnr: 175.50 kwh/m²



Bedrooms: 3

Property Features



Floor: Multi-story



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 253.00 m²



Rooms: 8



Bedrooms: 3



Bathrooms: 3



Kitchen: Habitable



Balconies: Presente



Parking space: Uncovered



Garden: Private, 600 sqm



Fireplace: Yes



Terrace: Present

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images

