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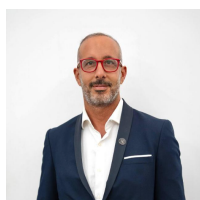
Villa for Sell in San Giovanni Rotondo

📍 Via Latufara, Foggia, 71013 (FG)

990.000€



Contact info



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Description

PUGLIA – SAN GIOVANNI ROTONDO (FG) – VIA LATUFARA In San Giovanni Rotondo, we offer for sale an exclusive newly built NZEB villa (Energy Class A4), inspired by the architecture of Apulian trulli and given a contemporary look. The residence comprises 180 sq m of living space on the living level, complemented by a generous 150 sq m garage in the basement, served by both a convenient driveway ramp and an internal elevator, and surrounded by a 1,000 sq m garden with a swimming pool. The living area opens onto a dramatic and bright open space with a living room and dining area, with large windows overlooking the 40 sq m bioclimatic pergola, complete with a retractable roof and sliding glass doors all around. The modern and functional open-plan kitchen is served by a pantry and a convenient laundry room. The sleeping area, designed for maximum privacy and comfort, features a private study ideal for smart working, a single bedroom, a double bedroom with a bathroom, and a refined master suite with a walk-in closet and ensuite bathroom. Built to the most stringent sustainable construction standards, the villa adopts all-electric technology with a 6.75 kW photovoltaic system, a 14.4 kWh storage system, and a 12 kW Toshiba Estia heat pump. Thermal comfort and air quality are ensured by radiant floor heating and cooling and a centralized Mechanical Ventilation (CMV) system. The high-quality finishes include fine Bronzetto di Apricena marble floors, honed and brushed on site, oak wood-aluminum window frames with triple selective glazing, and Griesser Metalunic automatic adjustable sunshades. Outside, the 1,000-square-meter garden is embellished with an automatic irrigation system, two macro-bonsai olive trees, Mediterranean plants, fruit trees, and a 200-square-meter vegetable garden. It frames the 4×9 m relaxation pool with a hydromassage area and automatic security cover. The property also features KNX home automation, an alarm system with IP video surveillance, an electric vehicle charging station, a 70-cubic meter water reservoir, and an approved Imhoff tank. This is a top-notch residential solution that combines the material identity of Puglia with maximum technological efficiency.

Details



Property ID: CBI094-169-64200



Surface: 180.00 m²



Rooms: 6



Garden: Privato, 1.000 sqm



Bathrooms: 2



Energy Class: A4 EP glnr: 22.85 kwh/m²



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 180.00 m²



Rooms: 6



Bedrooms: 3



Bathrooms: 2



Elevator: 1



Shower: Yes



Garage: Shed



Garden: Private, 1.000 sqm



Swimming pool: Yes

Images

