



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
Via Nicolò Putignani, 20 - 70121 Bari
P.IVA e C.F.: 04756020758
Tel.: (+39) 080 8647620

Villa for Sell in Bisceglie

📍 Contrada Pantano, Barletta-Andria-Trani, 76011 (BT)

600.000€



Contact info



Coldwell Banker Gruppo Bodini

**Coldwell Banker Gruppo
Bodini**

Phone: (+39) 080 8647620

Email: bari@cbitaly.it

Description

PUGLIA – BISCEGLIE – PANTANO DISTRICT

Located a few steps from the naturalistic oasis of the Grotte di Ripalta, just 3 km south of the tourist port of Bisceglie, this historic property, dating back to the early 19th century, offers an unparalleled panoramic view, which embraces the sea and the surrounding nature. Thanks to its privileged position, the property represents an ideal solution for those who want to enjoy the tranquility of the countryside and the proximity to the sea, without giving up the convenience of services, easily reachable in a few minutes from the city center.

The property, currently in its raw state, is spread over two levels for a total surface area of approximately 200 m2. The ground floor hosts a large central hall and four adjacent rooms, while the first floor, connected by a characteristic internal stone staircase, offers a layout that overlaps with that of the lower floor, making it perfect for a modern and customizable distribution of spaces. To complete the property, there are rooms annexed to the ground floor, with a surface area of approximately 150 m2, originally intended for agricultural storage and shelter for working animals, which offer ample possibilities for expansion and can be easily annexed to the main house. The flexibility of the structure allows for multiple development solutions: the property can be transformed into a highly prestigious private residence, divided into several apartments or converted into a hospitality facility, such as a bed & breakfast. We are already developing design renderings for all these options, and qualified professionals have been appointed to support the renovation work, ensuring a high-quality result. The value of the property is further enhanced by a suggestive outdoor space of approximately 2200 square meters, which directly connects to an access to the sea. This large open space, in addition to offering exceptional panoramic views, could allow the possibility of creating a parking lot and a swimming pool, subject to authorization by the competent authorities, thus further increasing the attractiveness of the property. A unique opportunity of its kind, which combines history, nature and development potential, ideal for those looking for an exclusive property in one of the most fascinating locations in Puglia

Details

 Property ID: CBI094-975-63936	 Surface: 350.00 m²
 Rooms: 12	 Energy Class: F EP glnr: 201.21 kwh/m²
 Bedrooms: 6	

Property Features

 Floor: On two levels	 Conservation status: To be renovated
 Current condition: Free upon deed	 Surface: 350.00 m²
 Rooms: 12	 Bedrooms: 6

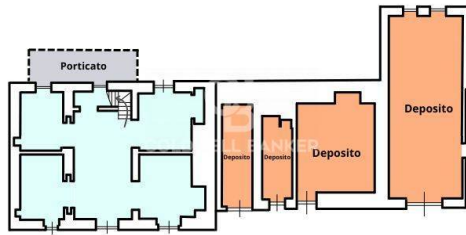
Images





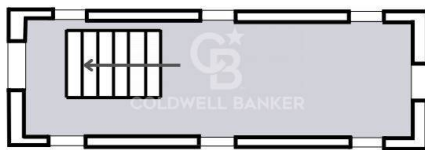
Planimetria non in scala

PIANO TERRA



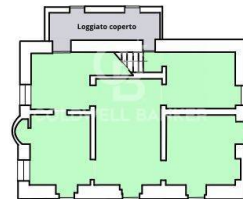
Planimetria non in scala

SECONDO PIANO
(copertura)



Planimetria non in scala

PRIMO PIANO



Planimetria non in scala

PIANO INTERRATO

