

Villa for Sell in Manfredonia

📍 Via dei Salici, Foggia, 71043 (FG)

240.000€



Contact info



Coldwell Banker Gruppo Bodini

Giuseppe Buono

Phone: 0808647620

Mobile: 3495398609

Email: giuseppe.buono@cbitaly.it

Description

VILLA FOR SALE â€” SCALO DEI SARACENI PUGLIA – MANFREDONIA (FG) – VIA DEI SALICI

In the charming residential area of Scalo dei Saraceni, we offer for sale a splendid villa of approximately 125 square meters, located in a well-kept and private residence, ideal for year-round living thanks to the numerous comforts that guarantee well-being, safety, and quality of life.

The property is located just a few hundred meters from a pristine stretch of sea, with a fully equipped beach easily accessible on foot. From here, you can enjoy a breathtaking panoramic view of the famous Gargano Promontory. A natural setting of rare beauty, where the crystal-clear sea and tranquility of the area make every stay a unique experience.

The property stands out for its bright, welcoming, and perfectly laid out spaces. The heart of the home is a large living area with an open-plan kitchen and fireplace, an elegant and convivial space designed for everyday life and for entertaining friends and family. The fireplace, thanks to a system of ducted vents in the various rooms, diffuses heat evenly throughout the home, ensuring comfort and a cozy atmosphere during the colder months.

The sleeping area includes:

- â€” Three spacious and well-lit bedrooms;

- â€” Two bathrooms;

- â€” Attic and cellars, ideal as accessory and storage spaces.

Outside, the villa offers large spaces dedicated to relaxation and conviviality:

- â€” Pergola;

- â€” Gazebo with barbecue;

- â€” External wood-fired oven;

- â€” Equipped outdoor kitchen, perfect for outdoor lunches and dinners;

- â€” Heated swimming pool of approximately 5 x 3 metres with a depth of 1.60 metres.

The property includes a garage of approximately 93 m², particularly versatile and suitable for multiple uses, as well as covered and uncovered parking for cars and motorcycles.

The villa has been designed to ensure high standards of comfort and safety:

- â€” Anti-theft sound system connected to the mobile phone with internal monitor;

- â€” Electric steel shutters;

- â€” Two safes;

- â€” Air conditioning system;

- â€” Terrace with the possibility of installing photovoltaic panels;

- â€” 1000 Watt sound system, ideal for events, receptions and private parties.

There are three different solutions for heating:

- â€” Pellet system with hot water production;

- â€” Ducted chimney;

- â€” LPG system.

The location is particularly convenient for reaching some of the most famous locations in Gargano:

- â€” Manfredonia;

- â€” Morning;

- â€” San Giovanni Rotondo;

- â€” Monte Sant'Angelo

The residence is easily accessible and is approximately 40 minutes from Foggia Airport.

Condominium fees include:

- â€” Maintenance of green areas;

- â€” Annual disinfestation;

- â€” Care and management of common spaces;

- â€” Organization of shows and events that liven up the village's summer evenings.

An exclusive solution. A residence that combines comfort, security, spacious interiors and exteriors, and a prime location just steps from one of the most captivating and pristine stretches of coastline in the Gargano. Ideal both as a primary residence and a prestigious vacation home, it represents a rare opportunity for those who wish to live immersed in nature without sacrificing every comfort.

Contact us for more information or to schedule an appointment.

Details

 Property ID: CBI159-2262-63860	 Surface: 123.00 m²
 Rooms: 5	 Garden: Privato, 250 sqm
 Bathrooms: 2	 Energy Class: E EP glnr: 355.79 kwh/m²
 Bedrooms: 3	

Property Features

 Floor: Ground floor	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 123.00 m²
 Rooms: 5	 Bedrooms: 3
 Bathrooms: 2	 Kitchen: Exposed
 Position: Seafront	 Shower: Yes
 Garage: Double	 Garden: Private, 250 sqm
 Fireplace: Yes	 Safe: Yes
 Swimming pool: Yes	 Terrace: Present

Nearby

 Soccer Fields

 Tennis Courts

 Bike Paths

 Playgrounds

 Cafes / Bars

Images







