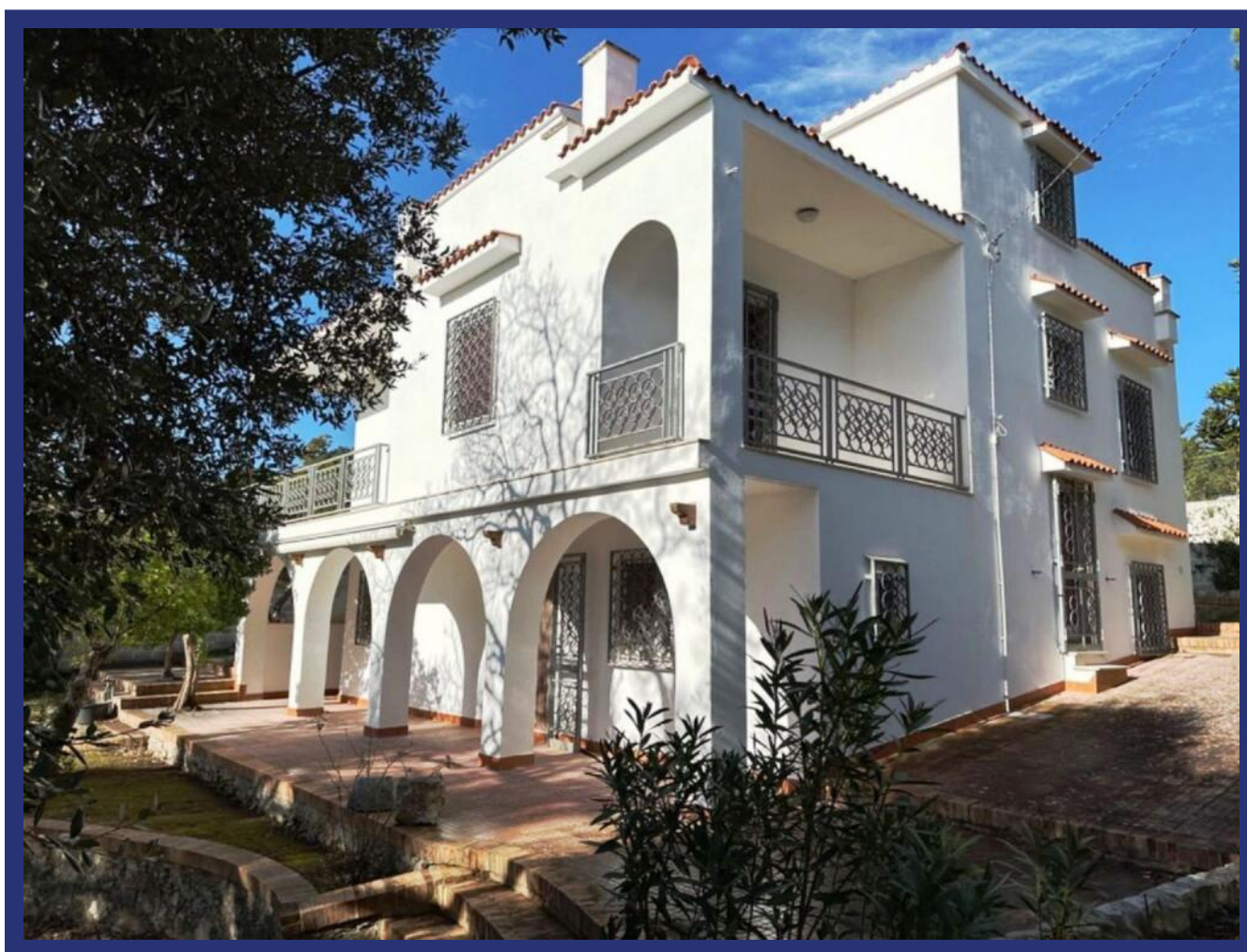


# Puglia

## Martina Franca

Ref. 5859: Villa in Martina Franca  
Asking Price: € 265.000



# Description

## Characteristics:

- Living area: 200 m<sup>2</sup>
- Plot size: 1,500 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Garage
- Verandah
- Roof terrace
- Balcony
- Open fireplace
- Air conditioning
- Heating system

Villa in the countryside of Martina Franca, built in 1970. The villa has a unique modernist design by a local architect, built to the highest quality standards.

This spacious villa of approximately 200 m<sup>2</sup> offers well-proportioned living space, making it an ideal and comfortable home for families or as a holiday home. The current owners have expertly renovated the villa, creating a contemporary and luxurious living environment. All renovations meet the highest standards, resulting in well-defined spaces.

The villa features a modern, fully equipped kitchen and three recently renovated bathrooms. The floors have been re-tiled, new custom-made doors and frames have been fitted and the main doors have all been changed. The villa is also equipped with new PVC folding windows with shutters. For greater security, metal anti-burglary bars have been placed on doors and windows.

The villa consists of a large covered veranda on the ground floor, equipped with outdoor lighting and a roller awning. The main entrance, characterized by a double-glazed door, leads directly to the living/dining area, consisting of a living room of approximately 30 m<sup>2</sup> (8 x 3.8 meters) and a dining area of approximately 8 m<sup>2</sup> (2.5 x 3.3 meters). The room has a light gray tiled floor and offers three windows with a south and west view of the garden. A wood-burning stove enriches the living area, while 3 heating radiators guarantee comfort throughout the room. Adjacent to the living area is a bathroom of approximately 5 m<sup>2</sup> (2.6 x 2 meters) equipped with a tub with rain shower, sink with double dresser and toilet. The bathroom is served by a separate solar boiler and has a gray tiled floor, a heating radiator and a small window. Two steps from the dining area lead to a staircase that goes to the first floor.

The first floor is completely tiled with beautiful neutral ceramic tiles. At the top of the stairs is a large window that illuminates the hallway. This floor consists of a small bathroom (1.6 x 0.90 meters) and is equipped with a toilet and a sink. The first bedroom of approximately 23 m<sup>2</sup> (5.9 x 3.9 meters) offers views over the south-facing front garden and over the nature reserve to the Gulf of Taranto. The room has a heating radiator, a fireplace and a patio door that opens onto a balcony. The second bedroom of

almost 10 m<sup>2</sup> (2.6 x 3.8 meters) has a window overlooking the garden on the west side of the villa. It is equipped with a heating radiator and has an internal bathroom of approximately 2 m<sup>2</sup> (1.4 x 1.5 meters). The private bathroom has a white bath with rain shower, a sink with dresser and a toilet. A small window with an electric shutter. There are two more bedrooms (3.35 x 3.25 meters and 4.10 x 3.10 meters).

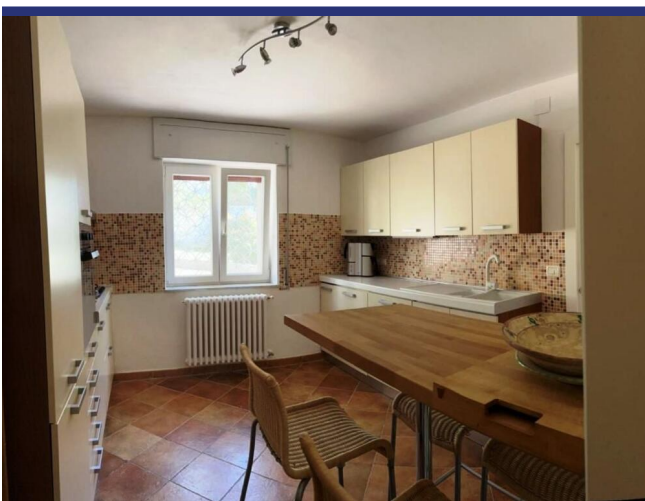
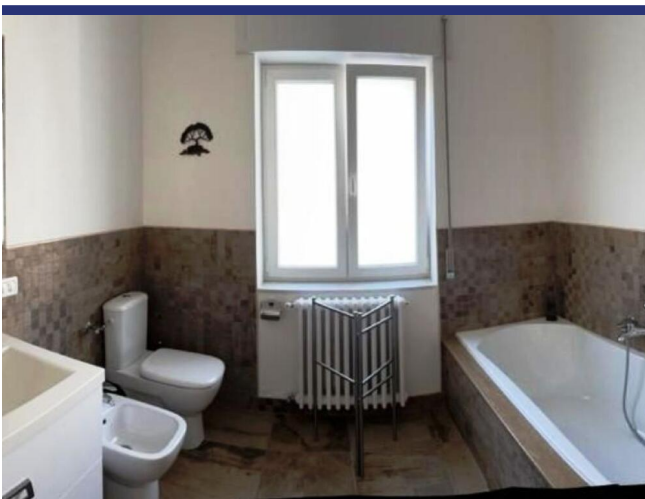
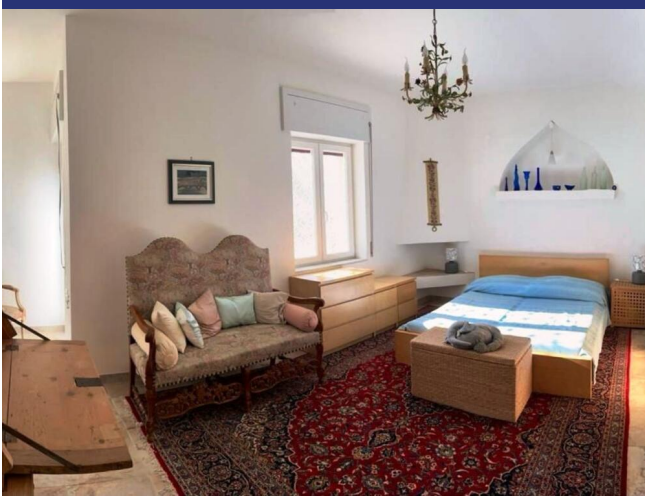
A marble staircase with metal railing leads to the roof. Two windows provide sufficient natural light. At the top there is a double-glazed door that gives access to the roof terrace. The terrace offers panoramic views of the garden, the surrounding countryside, the surrounding area and the Gulf of Taranto. There is also a solar panel on the terrace.

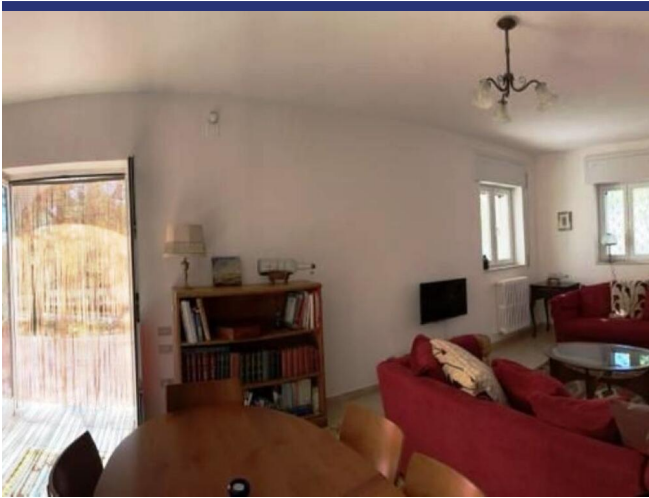
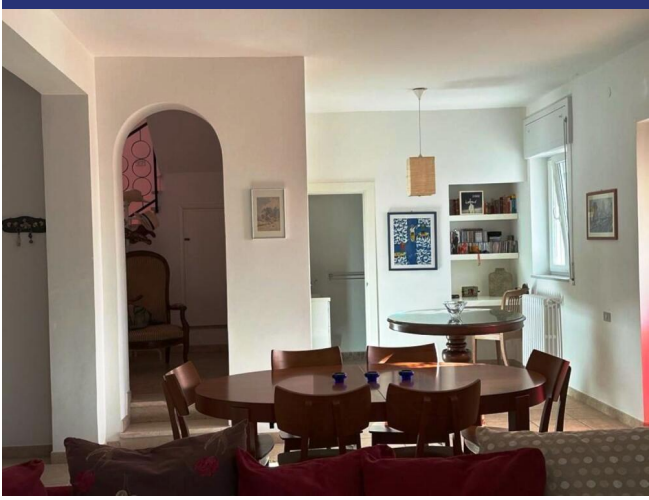
There is a detached garage with lockable double doors offering secure parking and storage space.

Strong points of this villa:

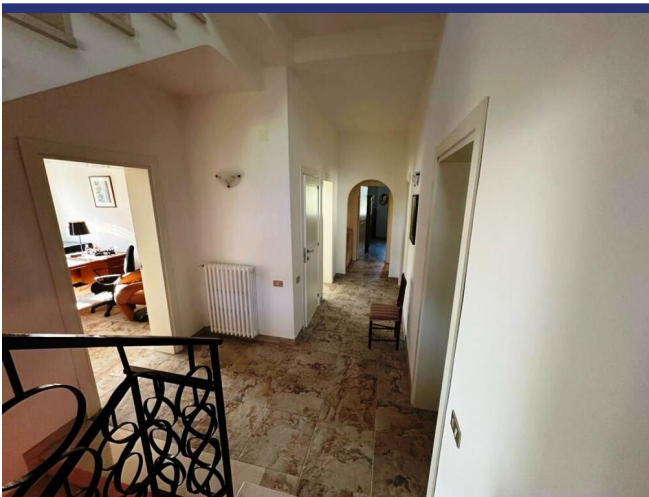
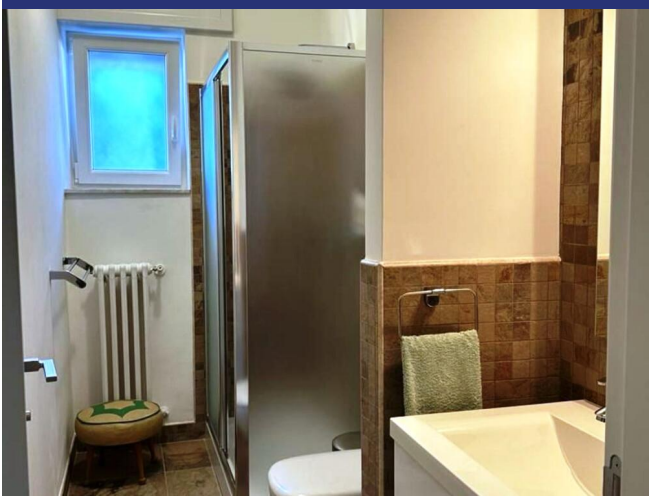
- Panoramic views stretching to the Ionian Sea
- Easy access to shops and amenities
- Regular train and bus services to Martina Franca and Taranto
- Garden of approximately 1,500 m<sup>2</sup>
- Garage
- Connected to mains water
- Spacious living areas

# Pictures



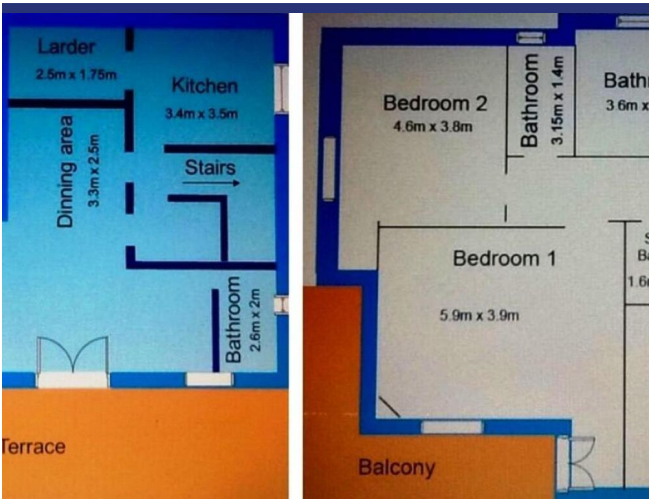




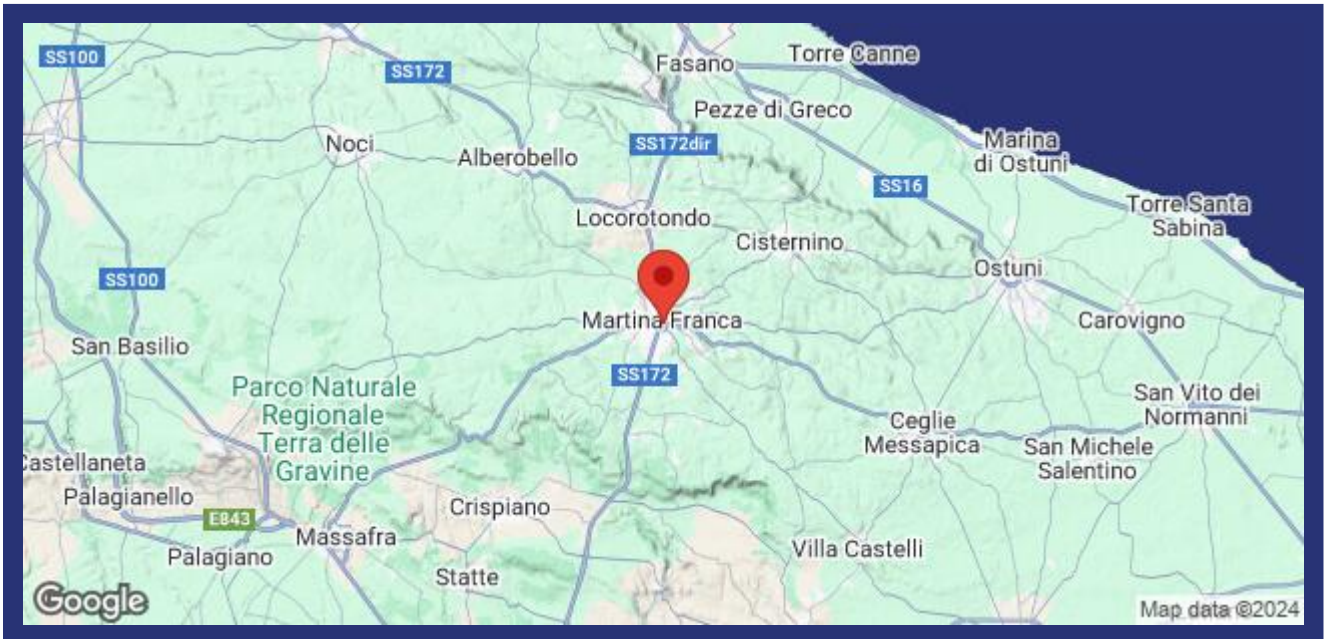








# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5859
- Villa/Farmhouse
- 30 km to Sea
- 7 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Asking Price: € 265.000
- Floorspace: 200 m<sup>2</sup>
- SQM Plot: 1500 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Condition of the Property: Good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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