

Villas for Sale in San Pietro Vernotico (BR)

245.000 €

Ref: VL407P



Size: 135 sqm

Rooms: 6,5

Bedrooms: 3

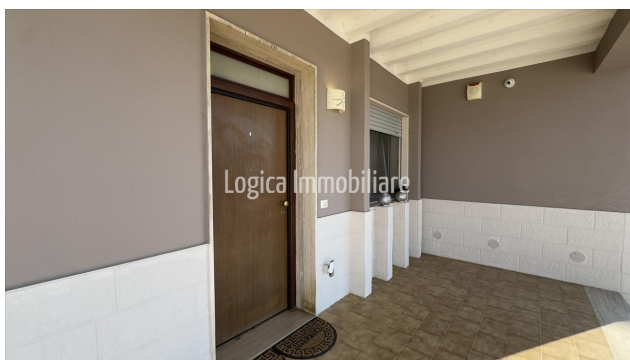
Bathrooms: 1

Energy class: C

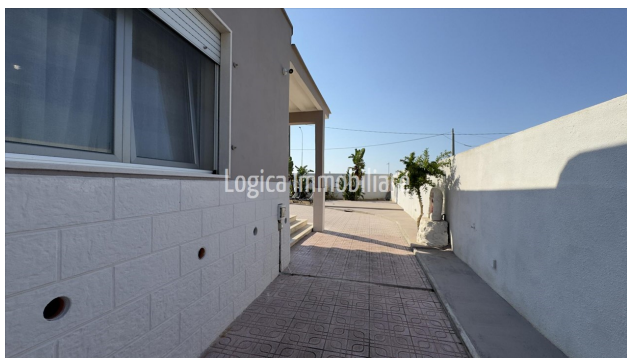
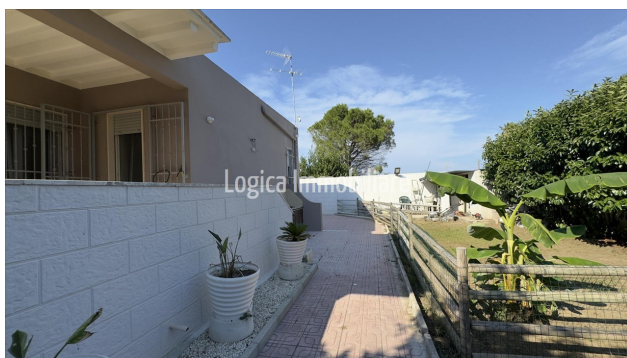
IPE: 1,50

In San Pietro Vernotico, in the Torre San Gennaro marina, just 600 metres from the sea, this elegant detached villa offers a total surface of approximately 135 sqm, all arranged on a single level. The property is set within a plot of around 1,000 sqm, a true added value for those who enjoy outdoor living throughout the year. Two large covered verandas act as a natural extension of the home, ideal for outdoor dining, relaxing moments, or evenings with friends and family. The well-maintained garden, rich in green areas, is already prepared for the installation of a swimming pool and offers spacious relaxation areas as well as a convenient double covered parking space. Inside, the home welcomes with a bright open-plan living area where lounge, dining, and kitchen blend harmoniously into a warm and convivial atmosphere. The fireplace adds character to the space and creates a cosy ambiance throughout the year, while the well-distributed layout ensures great comfort in everyday living. The property is sold fully furnished, allowing immediate use without any additional investment. The sleeping area consists of three well-proportioned bedrooms, offering both privacy and functionality. A spacious bathroom with a modern walk-in shower completes the night area, finished with taste and designed for everyday practicality. From a technical standpoint, the villa features radiator heating powered by a hydro-pellet boiler, inverter air conditioning, a solar thermal system for hot water production with an electric backup boiler, mains water connection, an artesian well, an Imhoff septic tank system, a perimeter and volumetric alarm system, and CCTV with both indoor and outdoor cameras. A complete set of features ensuring comfort, efficiency, and security. The location allows quick access to some of the most renowned destinations in Puglia: Brindisi Airport is approximately 27 km away, Lecce can be reached in around 30 minutes, Ostuni is about 55 km away, and the

Ionian coast is approximately 40 km away. Its private setting, large garden, and move-in-ready condition make this property ideal as a primary residence, an elegant holiday home, or an investment for the tourist rental market. A home designed for those who wish to slow down, enjoy nature, breathe in the sea air, and experience the quality of life that only an independent property so close to the coast can offer.







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