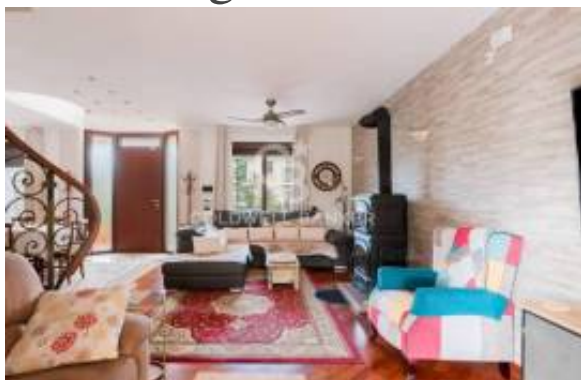




## Excellent 3 Bed Terraced House for Sale In MOLA DI BARI Puglia



### Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 625,092.78

### Местоположение

Страна:	Италия
Область:	Апулия
Город:	Mola di Bari
Адрес:	Mola di Bari, BA Italy 70042
Почтовый индекс:	70042
Добавлено:	05.04.2025

### Описание:

Excellent 3 Bed Terraced House for Sale In MOLA DI BARI Puglia Italy

Esales Property ID: es5554551

### Property Location

Via Eduardo de Filippo 8

Mola di Bari, BA

Italy

70042

### Property Details



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## A Coastal Retreat of Refined Elegance: Luxurious Attached Villa in Mola di Bari

Presenting an exceptional opportunity to acquire a meticulously designed and elegantly furnished attached villa in the captivating coastal town of Mola di Bari, Puglia, Italy. This residence, a testament to refined living, spans three levels and a panoramic terrace, offering breathtaking Adriatic Sea views from the main floor, bedroom level, and terrace. The property boasts dual gardens, a private garage, a gazebo, expansive living spaces, and an array of modern amenities, creating a truly unparalleled living experience. While architecturally 'attached,' each villa maintains complete privacy with independent walls, subtly concealed behind elegant exterior columns. The entire house ( inside and out ) and railings have recently been painted.

### A Symphony of Space and Light:

The main floor serves as the heart of the home, featuring an open-plan dining and living area that seamlessly integrates with a fully equipped kitchen. This culinary haven is outfitted with a modern extractor hood, gas stove and burners, dishwasher, and a large fridge/freezer. An elegant fireplace adds a touch of warmth and sophistication, creating a welcoming ambiance for gatherings and relaxation. A convenient washroom with a shower is also located on this level. Climate control is ensured with integrated air conditioning and a ceiling fan, with fittings in place for a second fan. The comfortable couch converts into a queen-size bed, providing additional sleeping accommodations.

Ascending to the third floor, three generously sized bedrooms await, each designed for comfort and tranquility. Two bedrooms currently feature queen beds, while the third is suitable for a double bed. All bedrooms are equipped with ceiling fans and integrated lighting, and the master bedroom benefits from dedicated air conditioning. Each bedroom opens onto expansive balconies, collectively spanning 121 square meters, providing ample outdoor space for relaxation and enjoyment of the stunning Adriatic views. The basement level has undergone a comprehensive renovation, featuring new ceiling lighting and fans, enhancing its functionality and comfort.

The crown jewel of this residence is the meticulously maintained rooftop terrace. Resurfaced with waterproof sealant, featuring a new antenna and chimney cowl, and freshly painted, the terrace offers a private oasis with panoramic sea views.

### Outdoor Living and Entertainment:

The property's exterior spaces are designed for both entertainment and relaxation. A fully equipped outdoor kitchen, featuring a microwave, toaster oven, electric griddle, extra-large gas stove and burners, gas pizza oven, and a marble counter for pizza making, provides the perfect setting for alfresco dining and social gatherings. A gas barbecue and a wooden gazebo with a metal roof and integrated fan with light further enhance the outdoor living experience. A small garden shed provides additional storage space, while the stone-paved exterior floors and efficient drainage system ensure practicality and functionality. Awnings are installed on all levels except the terrace, providing shade and protection from the elements.



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## Security and Modern Comforts:

Security is paramount in this residence, with alarm systems featuring internal radars and sensors on electric aluminum shutters, as well as a radar and sensor in the exterior front yard. An intercom system with a camera, intercom, and controlled gate opener, and four security cameras monitoring the front and rear exterior areas provide added peace of mind.

The villa is equipped with a plethora of modern comforts, including double glazing, mosquito nets, and a completely renovated water heating system and housing. Every aspect of the home has been meticulously designed to offer maximum comfort and practicality, with elegant finishes and state-of-the-art technologies.

## A Prime Location in Mola di Bari:

The villa's location in Mola di Bari offers a perfect blend of tranquility and accessibility. The proximity to the train station (less than 1 km, connecting to Bari Central and Lecce), bus stop, schools, churches, theaters, restaurants, and supermarkets ensures convenient access to essential amenities and cultural attractions. The large Saturday market attracts visitors from neighboring towns, and the unique 'chairs' of Mola, advertising local produce, add to the town's charm.

Mola di Bari offers a tranquil yet vibrant lifestyle, with numerous concerts, outdoor events, and festivals throughout the year. The town's cuisine remains authentically Italian, offering a refreshing contrast to the 'Americanized' menus of nearby towns. Mola also boasts a hospital with emergency services.

The nearby coastline offers ample opportunities for swimming, snorkeling, diving, and sunbathing. Mola seamlessly joins with Cozze, boasting 2 kilometers of golden sandy beaches.

This attached villa presents a unique opportunity to live in one of the most desirable areas of Mola di Bari, offering a harmonious blend of luxury, comfort, and coastal charm.

## Key Features:

- \* Location: Mola di Bari, Puglia, Italy
- \* Property Type: Attached Villa
- \* Levels: Three floors plus panoramic terrace
- \* Gardens: Double garden (front and rear)
- \* Garage: Private garage
- \* Gazebo: Wooden gazebo with metal roof and fan with light
- \* Living Spaces: Open-plan dining/living area, three bedrooms
- \* Kitchen: Fully equipped kitchen with modern appliances
- \* Bathrooms: Washroom with shower on the main floor (additional bathrooms not specified)
- \* Balconies: Expansive balconies (121 sqm total)
- \* Terrace: Renovated rooftop terrace with sea views
- \* Outdoor Kitchen: Fully equipped outdoor kitchen
- \* Outdoor Amenities: Gas barbecue, garden shed



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- \* Security: Advanced alarm systems, security cameras, intercom system, controlled gate opener
  - \* Modern Comforts: Double glazing, mosquito nets, renovated water heating system and housing
  - \* Location Benefits: Proximity to train station, bus stop, schools, churches, theaters, restaurants, supermarkets, beaches, hospital

This attached villa offers an unparalleled living experience, combining modern luxury with the authentic charm of Italian coastal living.

## ABOUT THE AREA

Mola di Bari, a charming coastal town in the Puglia region of southern Italy, offers an authentic Italian experience away from the larger tourist crowds. This town, steeped in maritime history, boasts a picturesque harbor where fishing boats bob gently in the azure waters. The town's historic center, with its narrow, winding streets and traditional architecture, provides a glimpse into the region's rich cultural heritage.

The town's atmosphere is relaxed and welcoming, with a strong sense of community. Local markets offer fresh produce and seafood, allowing visitors to savor the flavors of Puglia. The waterfront promenade is a popular spot for evening strolls, where locals and visitors alike enjoy the stunning sunset views over the Adriatic Sea. Mola di Bari's location also provides easy access to other popular destinations in Puglia, making it a great base for exploring the region.

Mola di Bari also provides a great place to experience traditional Italian life. There are many local restaurants that provide amazing local dishes. Also the local people are very friendly and welcoming to visitors. The town also provides easy access to beautiful beaches, and other coastal attractions.

When traveling to Mola di Bari, the nearest major airport is:

- \* Bari Karol Wojtyła Airport (BRI):
- \* This is the most convenient airport for reaching Mola di Bari.
- \* It offers a wide range of domestic and international flights, providing easy access to the region.
- \* It is located relatively close to Mola di Bari, making travel to and from the town efficient.

## MAiN FEATURES:

- \* 168m<sup>2</sup> of living space
- \* 287m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 3 Bathroom
- \* Stunning Views
- \* Private Garden
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy



- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Общие

Спальни:	3
Ванные комнаты:	3
Готовые кв.м.:	168 кв м

## Utility details

Heating:	да
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## Rental details

Furnished:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.786.505
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