



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Torre Santa Susanna (BR) Via Acilde De Gasperi 1

Villa with pool in Apulia, Brindisi

Welcome to this extraordinary residence, located in the heart of Torre Santa Susanna in Brindisi. This villa embodies the excellence of luxury and refinement. Immersed in a plot of approximately 750 square metres, of which 150 square metres are dedicated to a charming garden, the design of this residence of approximately 270 square metres is oriented towards universal hospitality, offering uncompromising comfort even for people with disabilities. Thanks to ramps and spacious doors, easy access to every room is guaranteed. Inside the villa, we find three spacious bedrooms and two elegantly furnished bathrooms, along with a poolside bathroom for maximum comfort. This residence is designed to meet the needs of the entire family. The kitchen is equipped with a modern peninsula and overlooks a spacious 30 sqm veranda with a panoramic view of the pool. This domestic paradise is designed for maximum well-being, with underfloor heating powered by a state-of-the-art heat pump, offering maximum comfort in every season. The villa also stands out for its ecological footprint, thanks to its photovoltaic system, attesting to its energy class at an impeccable A+ level. With two storage rooms and a garage, the space available is ample and functional. This property is much more than just a home; it is a refuge of elegance and tranquillity, ready to preserve your history. You will be able to live your dream in this enchanting villa in Torre Santa Susanna, enveloped by the beauty of this place and projecting your future in the province of Brindisi, surrounded by the most fascinating locations in Salento.

Distances:

Airports: 28.0 km - Brindisi BDS - Papola Casale

Public transport: 600 m - Bus stop

Motorway exit: 57.3 km - Adriatica motorway

Hospital: 10.3 km - Giannuzzi Hospital Emergency Room

Coast: 17.4 km

Ski resort: 163.8 km

This is a unique opportunity for those seeking the quintessence of luxury in the province of Brindisi.

INFORMATION

Ref.	Puglia 171
Type	Sale
Category	Villa
Price	1,200,000.00
Annual Expense	
Year	
Energetic Class	A+ kWh/m ² a

NUMBER

Rooms	4
Bedrooms	3
Bathrooms	3
Balconies + Terraces	1
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	270
Garden	750
Cellar	
Balconies + Terraces	30
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Heating	Independent

ACCESSORIES

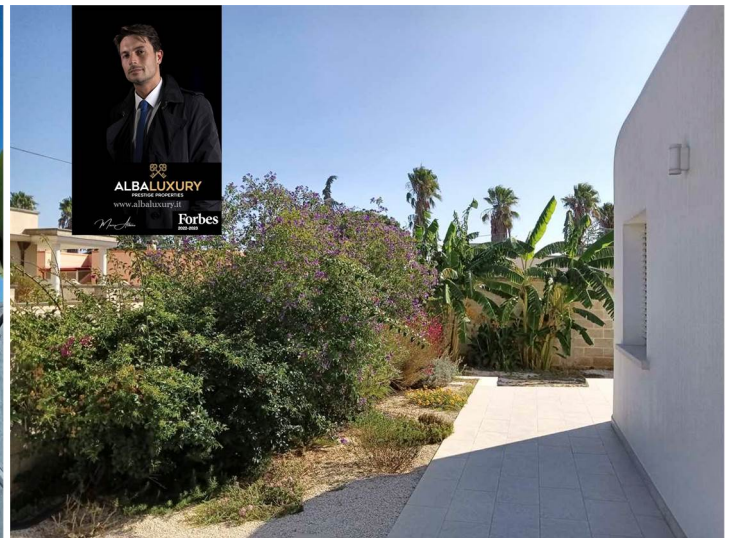
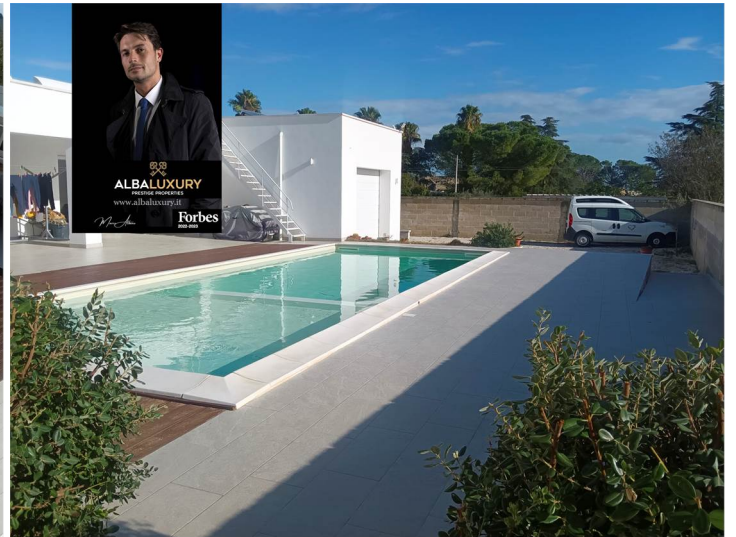
Fireplace

Swimming pool

Data network

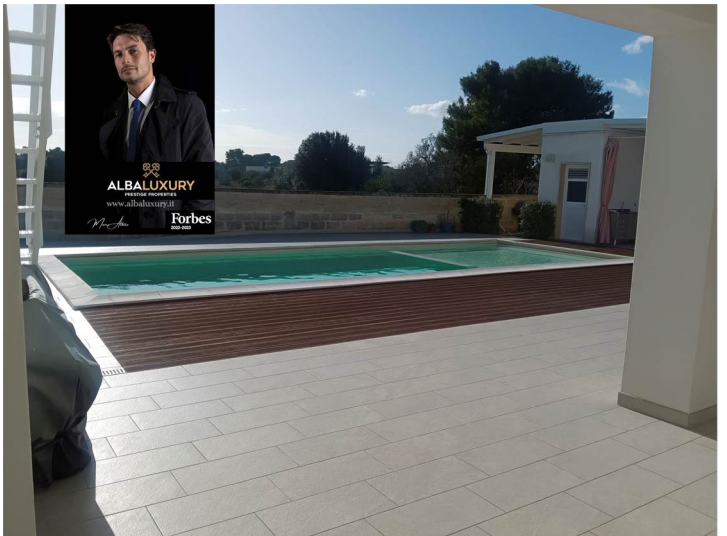
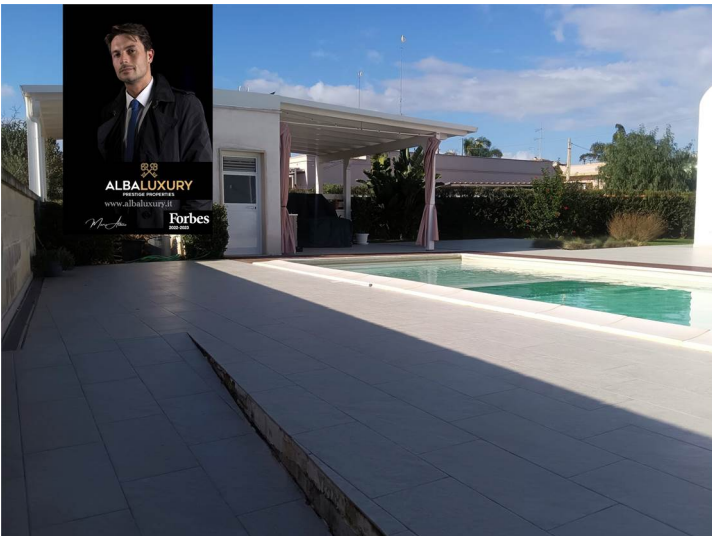
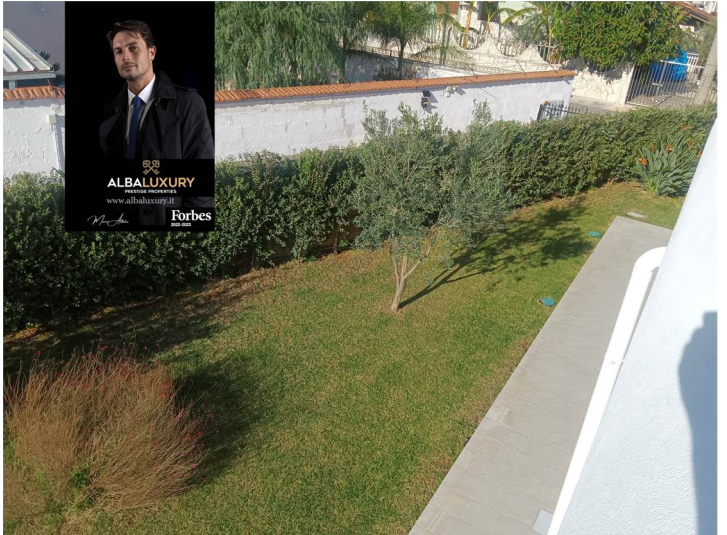
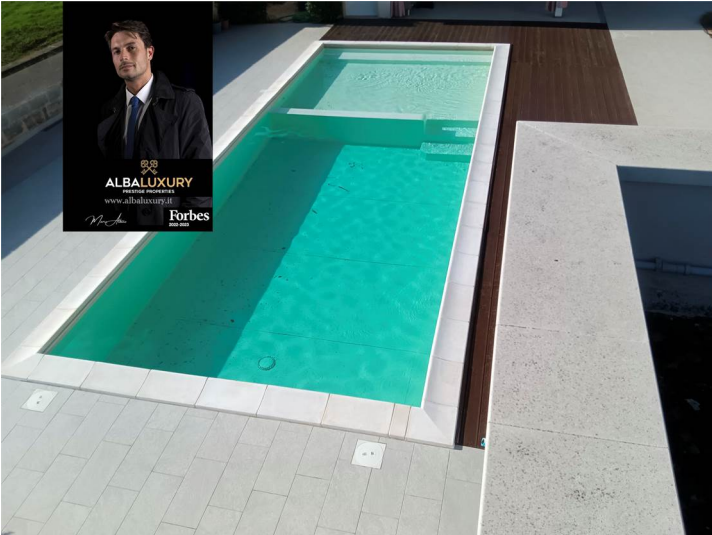
Storage room

IMAGES



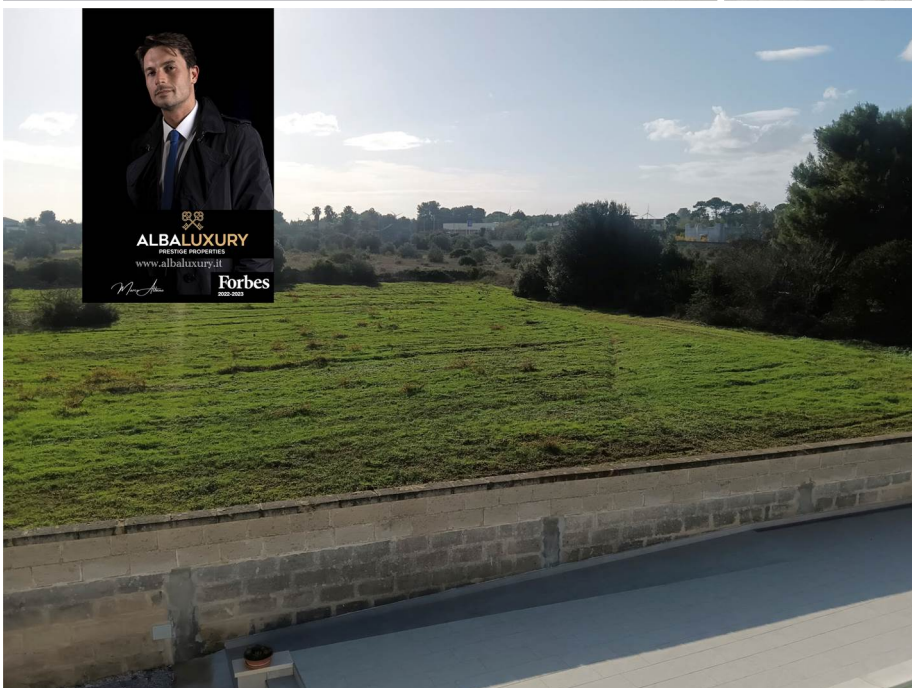
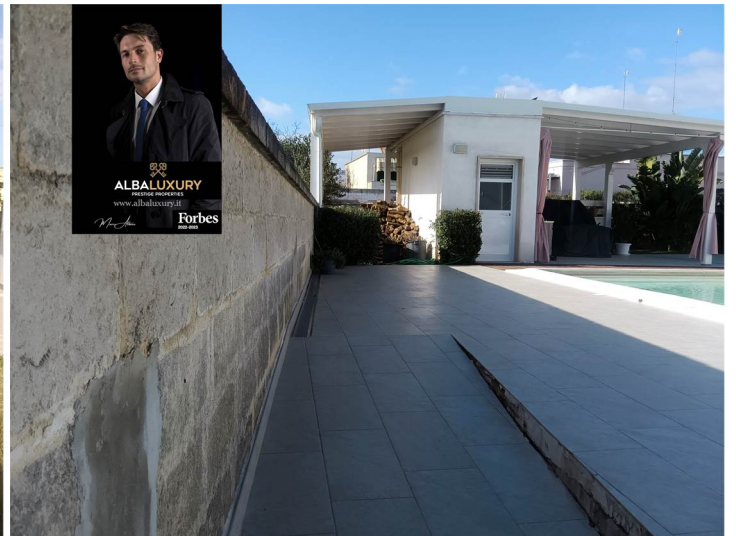


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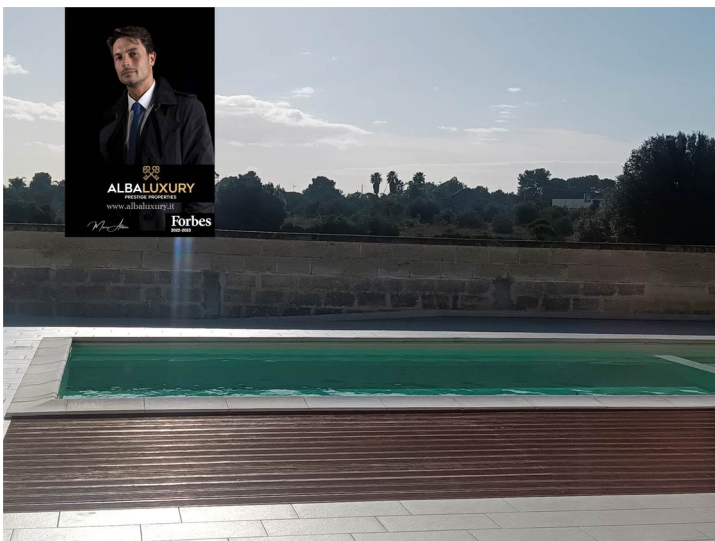


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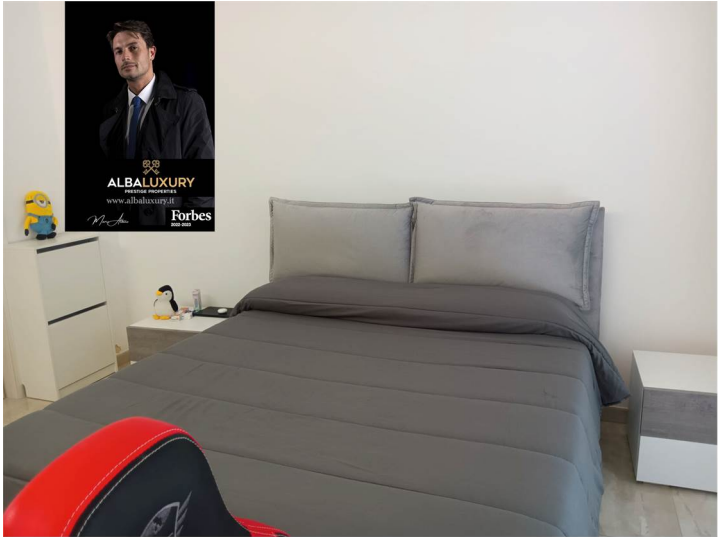


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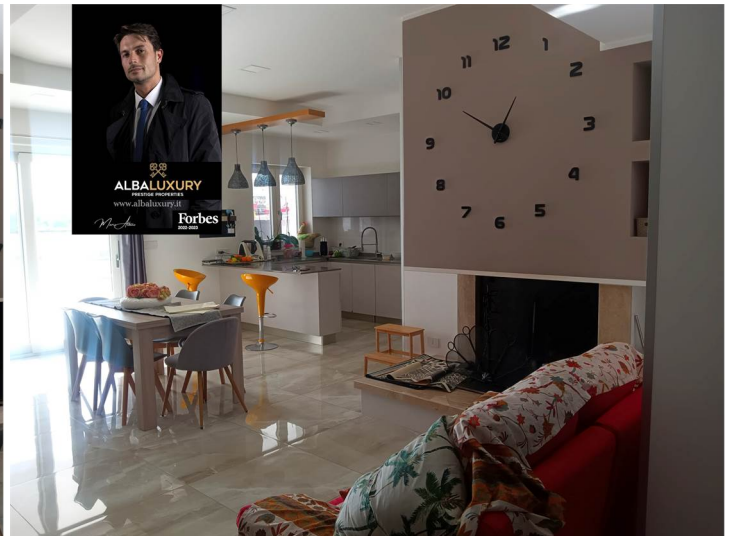
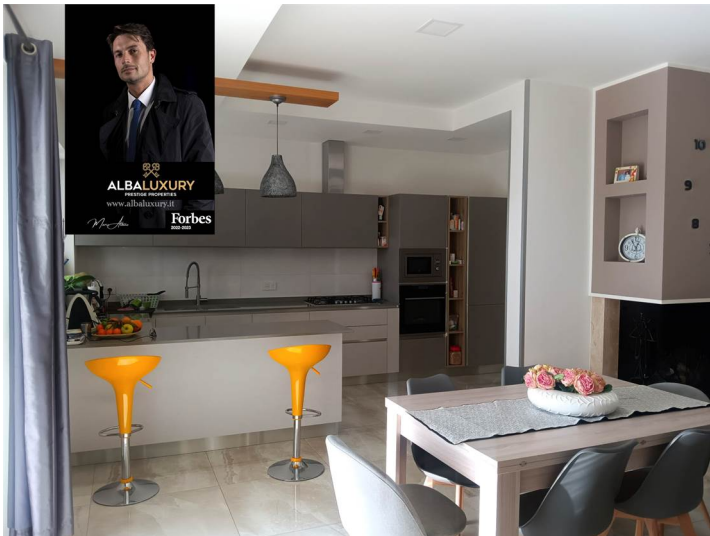


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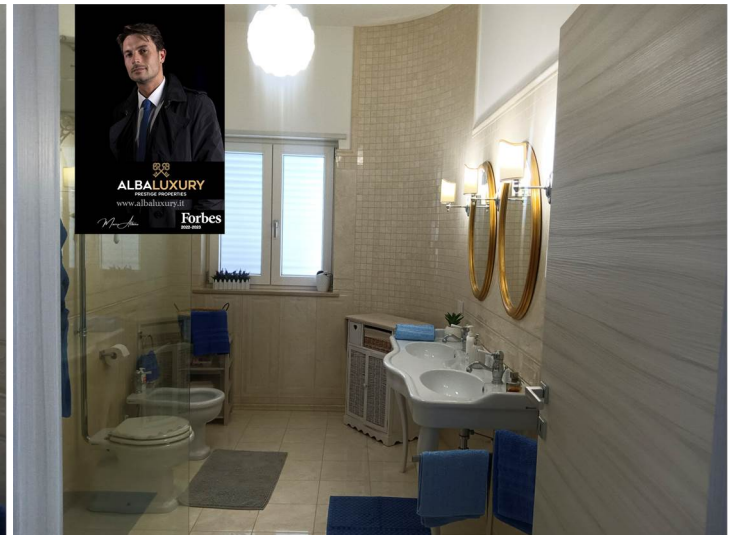
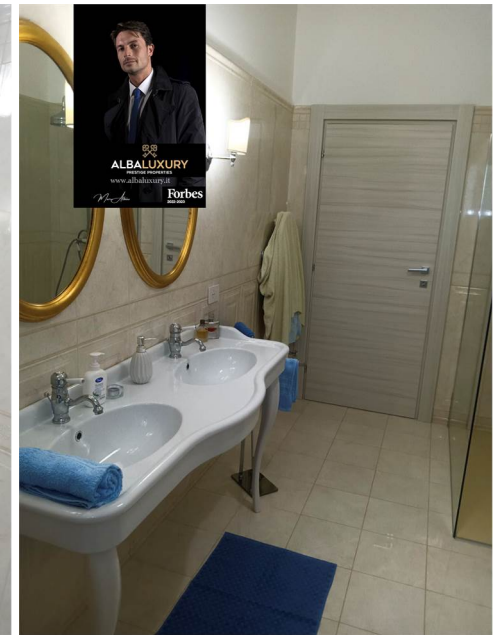
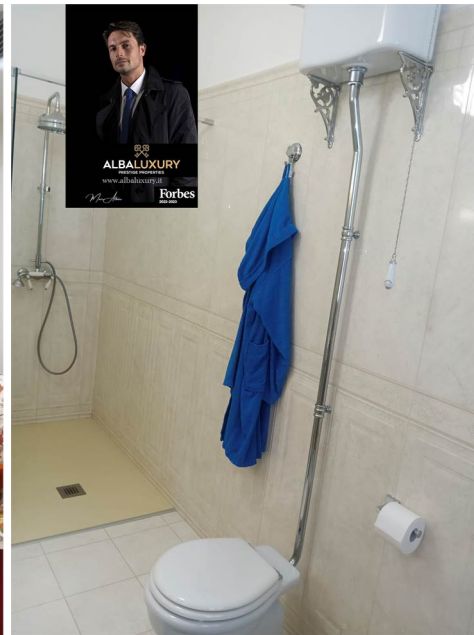


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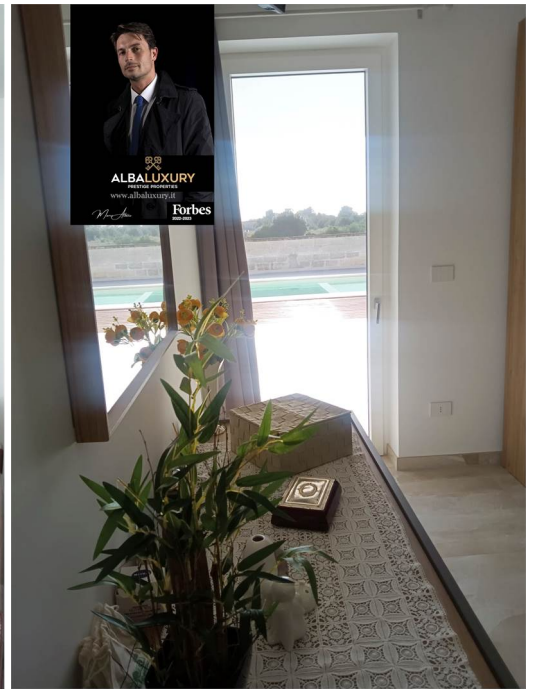
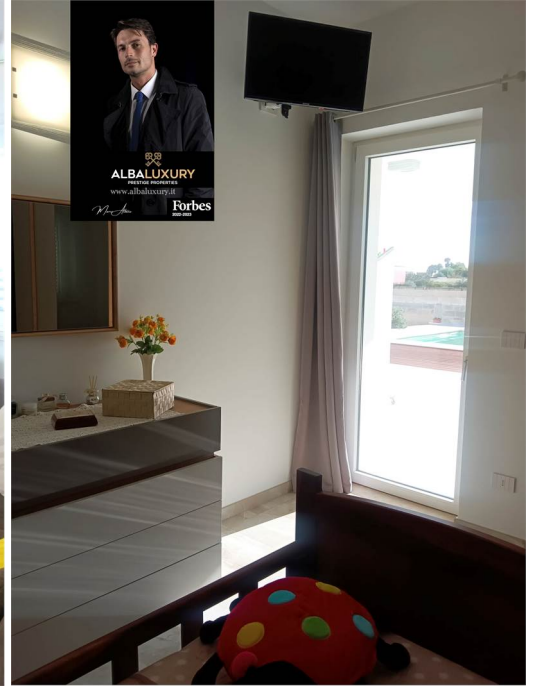


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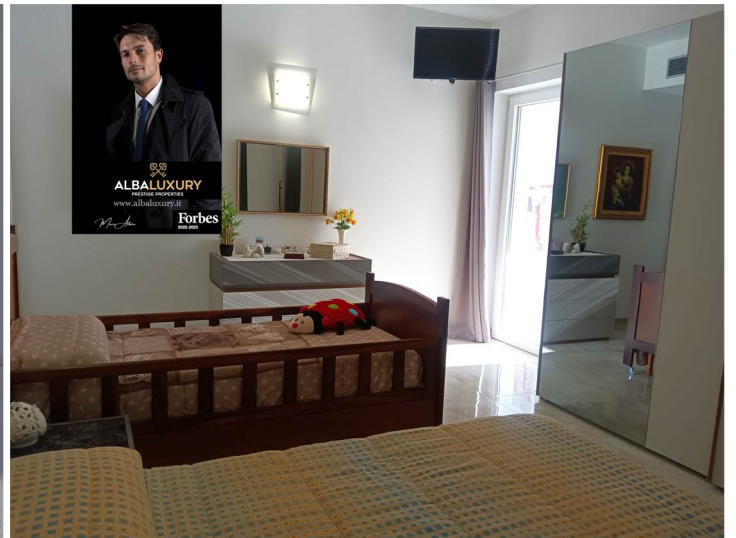
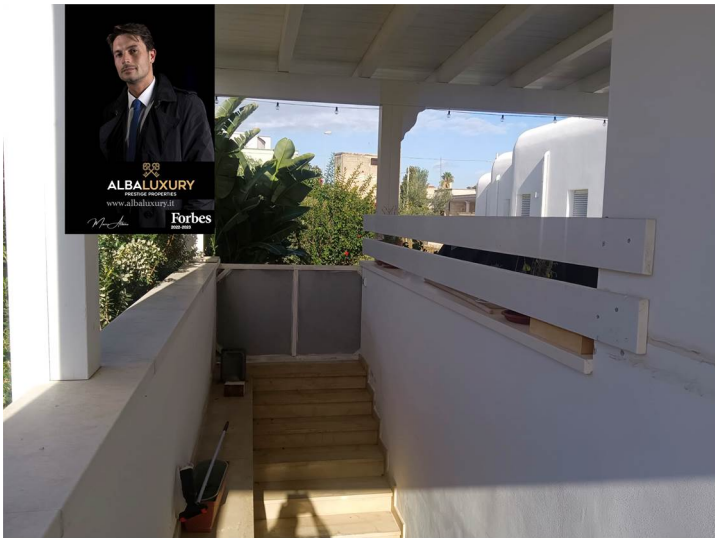


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
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