



## Ampio appartamento ristrutturato con terrazze panoramiche nel cuore di Oria



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 463,527.8

### Ubicación

País:	Italia
Estado/Región/Provincia:	Apulia
Ciudad:	Oria
Publicado:	26/02/2025

#### Descripción:

Located in the charming historic centre of Oria, this beautifully renovated apartment offers a rare blend of traditional Italian architecture and modern comforts. Accessible via a private staircase leading to the first floor, this exclusive residence welcomes you into a spacious and bright living room. From here you have easy access to both the modern kitchen and the tranquil sleeping area.

The kitchen perfectly blends functionality and style, with contemporary fittings and a traditional open fire. It opens onto a small balcony overlooking the roofs of Oria and the countryside on the distance, the ideal spot for a quiet morning coffee. An additional outdoor space on the opposite side of the kitchen offers versatility, ideal for a small garden, extra storage or even a cosy alfresco lounge.

The sleeping accommodation comprises three spacious double bedrooms, each designed with privacy and comfort in mind. Each bedroom has its own en-suite bathroom, fully equipped with modern showers, ensuring comfort for family and guests alike.

One of the most outstanding features of the apartment is the large terrace, which is accessible from the living area. This spacious outdoor space is perfect for al fresco dining and can comfortably seat six. Imagine enjoying dinner with friends and family while taking in the stunning views of the city skyline and distant horizon, all while basking in the glow of a Puglian sunset.

In addition, an internal staircase leads to a private roof terrace with unparalleled panoramic views of



Oria's old town and the vibrant dome of the cathedral. This rooftop oasis includes an unrenovated room with traditional vaulted ceilings that could serve as a laundry room or be converted into an additional kitchen, perfect for hosting dinners under the stars.

Spread over an impressive 200 square metres on a single level, the apartment has been completely renovated to retain its historic charm whilst offering all modern conveniences. It has traditional vaulted ceilings and beautiful cementine tiles in most rooms, adding a touch of classic elegance. The property benefits from air conditioning and a heating system with copper pipes, which only requires the installation of radiators and a gas boiler.

About Oria: Oria is a hidden gem in Puglia, renowned for its rich history, charming streets and vibrant local culture. Strategically located, Oria is just a short drive from some of the region's most beautiful beaches and renowned hotspots. It is an ideal location for those looking to explore the best of Puglia. The town itself exudes a unique charm with its medieval architecture, winding streets and bustling piazzas.

For retirees, Oria offers a particularly attractive proposition. Foreigners who choose to retire here can benefit from a reduced tax rate of just 7%, adding to the appeal of this beautiful and tranquil town.

This apartment is a rare find in the historic centre of Oria - spacious, single-storey, bright and complete with outdoor spaces to enhance the living experience. Don't miss the opportunity to own a piece of history combined with modern luxury in one of Puglia's most enchanting towns.

Condición: Excellent

### Común

Dormitorios: 3  
Pies cuadrados terminados: 245 m2  
Floor Number: 1

### Room details

Total rooms: 12

### Utility details

Heating Fuel: Gas

### Building details

Número de plantas: 2

### Rental details

Furnished: Sí

### Lease terms

Date Available:

### Información adicional

URL sitio web: [http://www.arkadia.com/LAGW-T163/?utm\\_campa](http://www.arkadia.com/LAGW-T163/?utm_campa)



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