



## Magnifique appartement de 2 chambres avec terrasse panoramique sur le toit



### Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 352,046.43

### Location

Pays:	Italie
État/Région/Province:	Pouilles
Ville:	Oria
Indicatif régional:	72024
Soumis:	26/02/2025

### Description:

Located in the enchanting historical centre of Oria, this recently renovated house in Puglia for sale offers a refined blend of elegance and modern comfort. The apartment spans a total area of 156 square meters and serves as an exemplary refurbished apartment. Primarily unfolding on a single level, situated on the first floor, the residence is accessed via an independent staircase from the street level.

Upon entry, a welcoming hall serves as a hub that leads to the main living areas of the home. From the spacious and bright living room, one can access the sitting area adorned with two balconies that flood the space with natural light. The sitting area is perfectly suited for both hosting guests and enjoying moments of relaxation with family or friends, making it an ideal second home in Puglia.

The sleeping area comprises two spacious bedrooms, one of which boasts an open fire and a private balcony, further elevating the exclusivity of the space. A contemporary bathroom with a shower completes the sleeping area, ensuring an optimal level of comfort.

The kitchen is functionally arranged and equipped with modern appliances, making it both bright and inviting. An adjacent guest bathroom further enhances the overall convenience of the residence. An internal staircase from the kitchen leads to a characteristic attic space with a sloping roof and tiles and a net space of 25 square meters, adding a touch of authenticity to the property and evoking stories of bygone eras.



One of the hidden gems of this apartment is the panoramic terrace, accessible from the attic, poised to steal the scene. From the terrace, the view stretches across the medieval Castle of Oria and the Church of San Giovanni, offering a living tableau that changes with the seasons and times of the day. An approved plan foresees the construction of a second kitchen in the attic to serve the terrace, allowing you to enjoy moonlit dinners and sunset aperitifs in a dreamlike setting.

If you're looking to buy a house in Puglia that is both historical and modern, this is a unique opportunity. In terms of finishes, the apartment has undergone a meticulous renovation works carried out by architectural firm in Milan that has preserved its historical architectural features, such as star-vaulted ceilings and colourfully tiled floors. The residence is equipped with a gas methane heating system featuring characteristic cast-iron radiators, as well as air conditioning to ensure optimal thermal comfort. Modern window fixtures also provide excellent soundproofing and thermal insulation.

Regarding future potential, the attic space has not yet been renovated, but the project remains valid, as do the predispositions for development.

Additionally, the property enjoys a strategic and excellent location within the historic centre of Oria, with cafes, restaurants, pizzerias, grocery stores, and banking services all just a stone's throw away from the apartment. On-street parking is also conveniently located either directly below or at a very short distance from the apartment.

Note: The sale includes only the apartment, the kitchen and some furniture.

Condition: Excellent

### Commun

Chambres: 2  
Pied carré fini: 177 m<sup>2</sup>  
Floor Number: 1

### Room details

Total rooms: 7

### Utility details

Heating Fuel: Gas

### Building details

Nombre de pieds carrés: 2

### Lease terms

Date Available:

### Information additionnelle

Lien URL du site web: [http://www.arkadia.com/LAGW-T164/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=I](http://www.arkadia.com/LAGW-T164/?utm_campaign=multicast&utm_medium=web&utm_source=I)



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