



## Luxury 2 Bed Townhouse for Sale In Bernalda Italy



### Informazioni sull'Agente

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Property Type:	Apartments
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 800,237.13

### Posizione

Nazione:	Italia
Cap:	75012
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Descrizione:

Luxury 2 Bed Townhouse for Sale In Bernalda Italy

Esales Property ID: es5554880

19 Viale Degli Olmi, Bernalda (MT) 75012 Italy

Exquisite 2-Bedroom Luxury Townhouse for Sale in Bernalda, Italy: A Masterpiece of Modern Renovation

Nestled in the historic charm of Bernalda, in the captivating Basilicata region of Southern Italy, lies a stunning two-bedroom townhouse that redefines luxury living. This property is not merely a renovation but a complete transformation, rebuilt from the foundation up with an uncompromising commitment to the absolute highest specifications and modern technological integration. Offering an unparalleled blend of Italian character and contemporary opulence, this townhouse presents a unique opportunity for the discerning buyer seeking a turnkey, high-spec residence or a boutique hospitality venture.

The meticulous, top-to-bottom renovation includes a brand-new roof and terraces, ensuring structural



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integrity and longevity. Every building product and material used in the process has been selected for its superior quality and cutting-edge design. Spread across its main levels, the property is designed to provide exceptional comfort and privacy, featuring two spacious bedrooms and three immaculate bathrooms. The dedication to luxury is evident throughout the bespoke interior, which showcases custom-made furniture carefully designed and fitted for the space, creating an environment of sophisticated elegance and harmonious flow.

The commitment to advanced comfort is most notable in the climate control system: the property benefits from integrated underfloor heating and cooling throughout. This provides silent, consistent, and energy-efficient temperature regulation year-round, ensuring maximum comfort regardless of the season. Further technological luxuries elevate the bathrooms to spa-like sanctuaries. Both bedrooms boast magnificent ensuite bathrooms equipped with state-of-the-art Japanese toilets, which feature electronically integrated bidet functions for ultimate hygiene and convenience. The master bathroom, in particular, is a lavish retreat, featuring a generously sized Jacuzzi perfect for deep relaxation, complemented by an in-wall TV/mirror for integrated entertainment.

The kitchen is a testament to high-spec, contemporary design and functionality, engineered to satisfy the demands of a passionate cook or a professional host. It is fitted with premium appliances, including a large American two-door fridge freezer that offers ample capacity and modern features. The cooking area is defined by a sleek, minimalist aesthetic, utilizing four built-in PITT cooking hobs integrated directly into the countertop. This sophisticated setup not only provides professional-grade performance but also enhances the kitchen's clean, modern lines, making it a spectacular focal point of the home.

Beyond the main living floors, the property includes a substantial basement area spanning 110 square meters. This vast space was originally intended to be converted into a charming Bed and Breakfast (B&B), an undertaking that is currently on the verge of completion but will ultimately be left for the new owner to finalize or adapt. This unfinished potential offers tremendous flexibility: the new owner could choose to complete the boutique B&B to generate income, transform it into a private gym and media room, or simply use it for extensive storage and utility space, depending on their lifestyle goals.

Outdoor living is equally prioritized, with the property featuring a private, intimate garden as well as multiple elegant outside terraces. These spaces provide perfect areas for al fresco dining, enjoying the Italian sun, or simply relaxing in a private setting. Sustainability and resource security have also been intelligently integrated into the property's design. Hot water is efficiently generated by two solar panels installed on the new roof, significantly reducing energy costs. Crucially, the home includes a large private water cylinder with a capacity of 750 litres, providing a reliable backup water supply for use during the summer months when local water pressure or availability can sometimes be inconsistent—a valuable feature ensuring peace of mind.

This Bernalda townhouse is a rare offering—a fully rebuilt, technologically advanced, and exquisitely furnished residence that requires absolutely no further investment. It perfectly marries the beauty of a historic Italian setting with the comforts of a modern, luxury home, making it an exceptional opportunity for a personal residence, a high-end holiday retreat, or a distinctive boutique business.

## ABOUT THE AREA



Bernalda is a charming town located in the Matera province of the Basilicata region, deep in Southern Italy. Perched on a hill overlooking the fertile Metaponto plain, it offers a blend of historical charm, authentic Italian culture, and stunning views stretching down to the Ionian Sea. The town's history is ancient, evidenced by its medieval quarter and the impressive Castello di Bernalda (Bernalda Castle), which dominates the skyline and serves as a historical focal point. Unlike the more heavily trafficked tourist destinations, Bernalda retains a genuine, unhurried atmosphere, allowing visitors and residents to experience a truly traditional Southern Italian way of life, complete with warm hospitality and deep-rooted local customs.

The area surrounding Bernalda is characterized by the rich agricultural landscape of the Metaponto coast, known historically as Magna Graecia. This region boasts some of the cleanest and most beautiful beaches along the Ionian Sea, notably the nearby resort town of Metaponto Lido, which offers long stretches of sandy shoreline and clear waters. Beyond the coast, Bernalda is perfectly positioned for exploring the dramatic, lesser-known wonders of Basilicata. It is within easy reach of the UNESCO World Heritage site of Matera, famous for its ancient cave dwellings (the Sassi), and the scenic landscapes of the Pollino National Park, making it an excellent base for cultural and ecological tourism.

For international travelers and potential property owners, accessing Bernalda is reasonably convenient thanks to the region's infrastructure. While Basilicata does not host a large international hub, the nearest major airport is Bari Karol Wojtyła Airport (BRI), located in the neighboring region of Puglia. Bari Airport is approximately 100 to 120 kilometers away from Bernalda, a drive that typically takes about 1.5 to 2 hours. BRI handles numerous flights from major European cities, facilitating travel for those looking to experience the tranquil beauty and unique cultural offerings of Bernalda and the surrounding area.

In essence, Bernalda offers an attractive proposition for those seeking a high-quality Italian lifestyle away from the northern crowds. It combines architectural heritage and genuine local character with proximity to both beautiful beaches and significant cultural sites. Coupled with the accessibility provided by the Bari Airport, the town represents a perfect balance of seclusion, historical depth, and connectivity, making it an increasingly desirable location for both Italian and foreign residents looking for an authentic and luxurious retreat in the heart of Southern Italy.

#### MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 300m<sup>2</sup> plot
- \* 2 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* 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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## Comune

Camere da letto:	2
Bagni:	3
Finito piedi quadrati:	300 mq
Dimensione del lotto:	300 mq

## Utility details

Heating:	Si
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## Rental details

Furnished:	Si
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.224.228
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