



COLDWELL BANKER

GRUPPO BODINI

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- 73100 Lecce (LE)

(+39) 0832 099369

Villa for sale in Gallipoli

€ 1.150.000

Ref. CBI069-1827-132115



970 sq.m. | Bathrooms: 6 | Bedrooms: 9 | Rooms: 15

In **Gallipoli**, at the entrance of the beautiful city, in a quiet and private area, we are pleased to offer for sale a property of about two hectares, consisting of **five residential units** and **three multipurpose rooms**.

The structure, also used as a holiday home, available from May to September, has wide open spaces and large porches where it is possible to organize ceremonies and events of all kinds.

The housing units are all independent, already habitable, and the whole space is completely fenced. The countless plants, tall trees and the pond with its beautiful water lilies, create a spectacular and relaxing environment.

The **main villa** of about 150 square meters consists of a large room dating back to the late 1800s, renovated, with exposed wooden beams and inserts of typical Salento tuff that make the ambience warm and welcoming.

The walled kitchen is equipped with a wood oven; there are also three double bedrooms, two bathrooms, a laundry room as well as a storage room attached to the building.

Outside, a very large **porch** of about 135 square meters allows to enjoy moments of tranquility at all hours of the day.

This part of the property has two entrance with **two annexes**, one of about 50 square meters, surrounded by greenery, consisting of a double bedroom, kitchen and bathroom, plus a large porch of about 30 square meters; the other, of about 120 square meters, consisting of a large room used as a living-dining room with kitchenette, two bedrooms, a bathroom and a farm land of about 8500 square meters almost entirely planted with tall trees and orchards, plus a storage room for the tool shed.

There is also a large concrete area to be converted into a tennis court or swimming pool area.

In the newly built part there is a **house** of about 140 square meters and a **two-room apartment** of about 40 square meters. The first house consists of four large rooms, three of which are used as **bedrooms**, the fourth as a dining room with adjoining kitchen, bathroom

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VAT 04954530962



and uncovered area of pertinence.

The two-room apartment, very characteristic with olive wood frames, has a double bedroom, kitchen and bathroom, both in masonry.

There are **two compartments** that can be used in different ways.

The whole property has countless fruit and tall trees, a vine and numerous ornamental plants.

Gallipoli, one of the most famous resorts on the Ionian coast, is 40 km from Lecce, 85 km from Brindisi airport and 200 km from Bari airport.

Certification

Energy Class: F

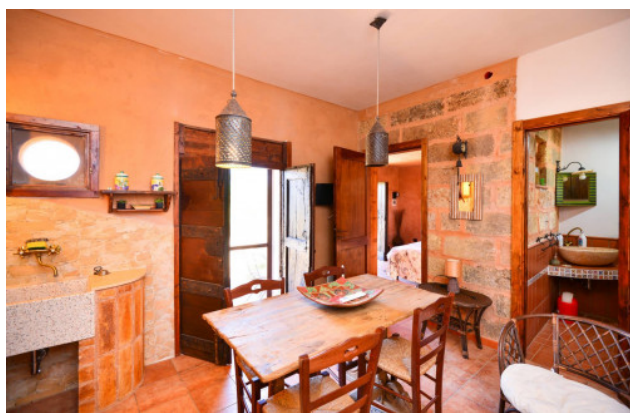
EPglr: 178.87 kwh/□

Features

Property ID: CBI069-1827-132115	Contract: Sale
Categoria: Villa	Address: Contrada Imboto
Zip Code: 73014	Municipality: Gallipoli
Total sqm: 970 sq.m.	Livable surface: 500.00
Bedrooms: 9	Bathrooms: 6
Rooms: 15	Internal condition: Good
Independent heating: Air-Conditioned	Parking space: Carport
Date of construction: 1994	Current Status: Available after the deed of sale
Garden: Private, 1.000 sq.m.	Sea distance: 1.000 meter
Kitchen: Exposed Kitchen	Fireplace
Air conditioning	Shower
Wooden fixtures	Aluminium fixtures
Land : 8500 □	Airport distance

Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



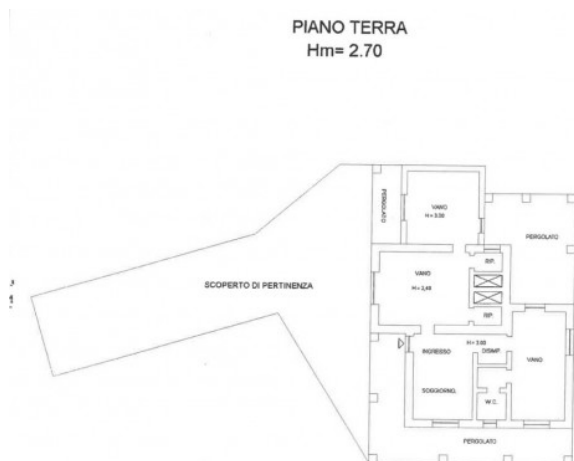
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PIANTA PIANO TERRA

