



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

€ 590.000

Ref. CBI069-1827-132116



**500 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 15**

GALLIPOLI - LECCE - SALENTO

In Gallipoli, at the entrance of the beautiful city, in a quiet and private area, we are pleased to offer for sale a country villa surrounded by greenery with two attached apartments, a storage room, with a large paved open space and land of property.

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 tuff decorations that make the environment warm and welcoming.

The ancient built-in 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 is the ideal place to spend relaxing moments all day long.

There are also two annexes, one of them of about 50 square meters consisting of double bedroom, kitchen and bathroom, in addition to a large porch of about 30 square meters, completely surrounded by greenery and protected; the other one is about 120 square meters and it consists of a large room used as a living-dining room with kitchenette, two bedrooms and one bathroom.

The villa is available as holiday home from May to September.

The property includes a farm land of about 8500 square meters almost entirely cultivated with tall trees and orchards, in addition to a tool storage room and an artesian well.

There is also a large concrete area that could be turned into a tennis court or swimming pool.

The property has two entrances through a private road.

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

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VAT 04954530962



## Certification

Energy Class: F EP<sub>glnr</sub>: 178.87 kwh/□

## Features

Property ID: CBI069-1827-132116	Contract: Sale
Categoria: Villa	Address: Via Strada Vicinale Imboto
Zip Code: 73014	Municipality: Gallipoli
Total sqm: 500 sq.m.	Livable surface: 370.00
Bedrooms: 6	Bathrooms: 4
Rooms: 15	Internal condition: Excellent
Floor: Ground Floor	Independent heating: Air-Conditioned
Parking space: Carport	Date of construction: 1800
Current Status: Available after the deed of sale	Garden: Private, 1.000 sq.m.
Sea distance: 3.000 meter	Kitchen: Exposed Kitchen
Fireplace	Air conditioning
Shower	Wooden fixtures
Alluminium fixtures	Land : 8500 □
Airport distance	

## Nearby

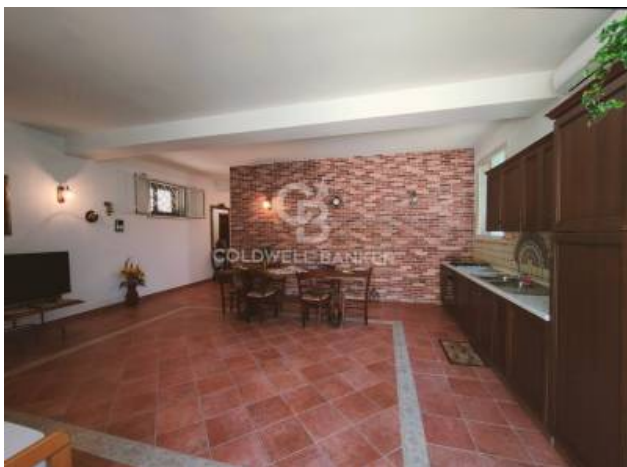
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





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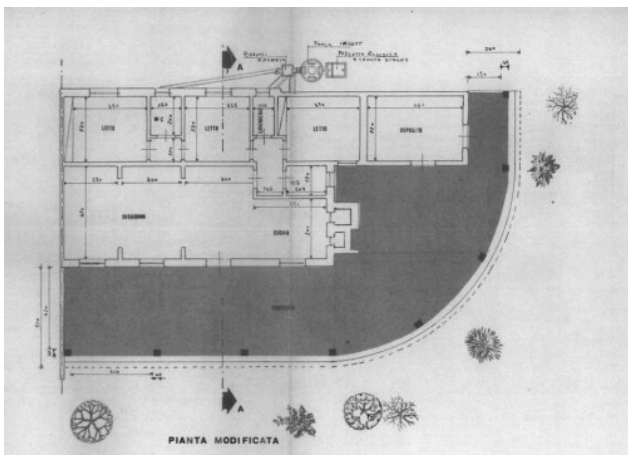
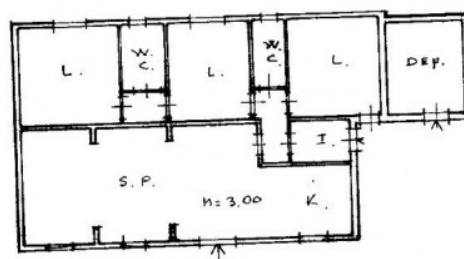








# PIANTA PIANO TERRA



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