



## Villa for sale in Nociglia

### € 170.000

### Ref. CBI056-550-29565



**220 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 8**

#### APULIA - LECCE - NOCIGLIA

In **Nociglia**, we are pleased to offer **for sale a villa of about 250 square meters** developed on three levels, with typical Salento star vaults, a nice tavern with a fireplace and a large paved garden of about 200 square meters.

The property, in excellent condition, consists of three floors connected internally by a staircase.

The ground floor consists of a spacious and bright living area with star vaults, a closet, a service and an additional room, also embellished by the presence of beautiful star vaults, currently used as a garage, but with multiple destinations. 'use.

A majestic black marble staircase leads to the first floor, consisting of three large bedrooms and a bathroom with Jacuzzi.

The basement floor boasts a lovely rumpus room with a large open space and characteristic stone fireplace, open kitchenette, utility room and service.

The property is surrounded by large verandas and large outdoor spaces, which together with its location in a quiet and residential area, represent livable and equipped spaces for the summer.

Complete your own double garage of about 50 square meters.

The location of the property is further strategic given its proximity to the main tourist destinations of the lower Salento: **Nociglia** is just 13 km from Castro Marina, 14 km from Santa Cesarea Terme and 26 km from Otranto. It is also about 40 km from Lecce and 91 km from Brindisi Salento Airport.



## Certification

Energy Class: G

EPglnr: 73.85 kwh/□

## Features

Property ID: CBI056-550-29565

Contract: Sale

Categoria: Villa

Address: Via Giacomo Puccini, 36

Zip Code: 73020

Municipality: Nociglia

Total sqm: 220 sq.m.

Livable surface: 208.00

Bedrooms: 3

Bathrooms: 2

Rooms: 8

Internal condition: Excellent

Floor: Ground Floor

Total floors: 3

Independent heating: Heating

Date of construction: 1980

Current Status: Available after the deed of sale

Balconies: Present, 22 sq.m.

Terrace: Present

Garden: Private, 200 sq.m.

Sea distance: 5.000 meter

Kitchen: Kitchenette

Garage: for two cars, 50 sq.m.

Antenna : Independent

Porch

Fireplace

Air conditioning

Electric system : Compliant

Whirlpool bath

Shower

Wooden fixtures

Shutters

Basement : 40 □

Panoramic view

Airport distance

Shops distance or nearest city

Summary description

## Nearby

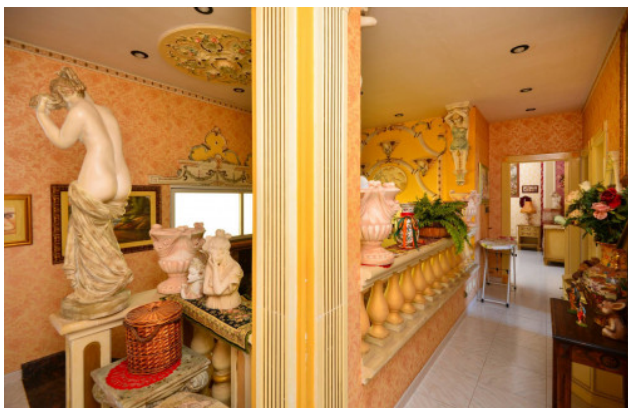
Playgrounds

Bar

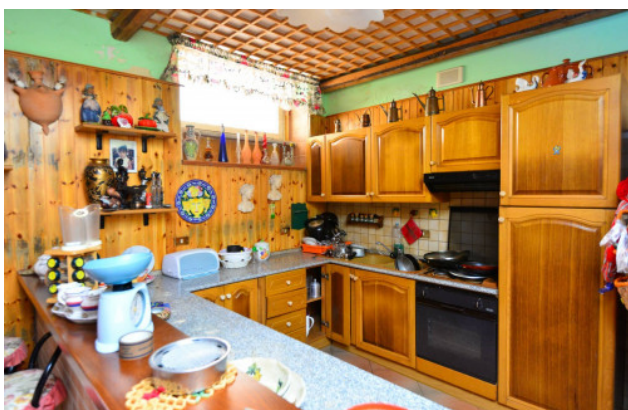






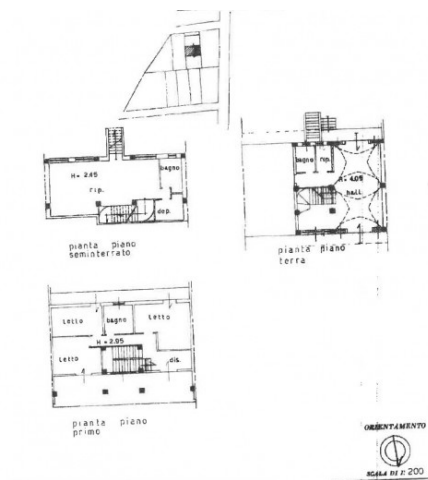












**Gruppo Bodini**

Via Trento e Trieste, 22 - Maglie (LE) - (+39) 06 85300044  
maglie@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962