



COLDWELL BANKER

BODINI
INTERNATIONAL REAL ESTATE

Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina (LE)
(+39) 0836211782

Independent apartment for sale in Galatina

Noha

€ 175.000

Ref. CBI104-622-116



207 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 7

GALATINA - NOHA - SALENTO

In the hamlet of Noha, a few km from Galatina, we are pleased to offer the exclusive sale of a refined terraced apartment, developed on two levels, in excellent condition, independent and with garage.

The property, located on the main road connecting Galatina, is located on the first and second floor and has its own private access on the ground floor.

It extends for 207 square meters and is characterized by large spaces and by a great brightness of the rooms, as well as by a coherent and functional internal distribution. The property is accessed via a marble staircase, which gives access to the large living room from where you can access both the level terrace and the second floor. Below we find a sliding door that leads us to the dining-kitchen area with fireplace and overlooking a spacious balcony. The first hallway completes the living area with a private bathroom. Continuing you arrive at the sleeping area, where we find three large bedrooms, a further large bathroom with bathtub and a well-screened spiral staircase that leads directly into the garage.

Moreover, from the living room, thanks to the height of the ceilings, climbing a flight of stairs, you enter the second floor, also very bright, which opens up a large room and overlooking a spacious terrace level to live the outdoors in a comfortable, spacious and private way. The floor is completed by a laundry room and another bedroom to be used as an ironing room, closet, study or another

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bedroom with en suite bathroom.

Each environment is functional and cared for down to the smallest detail, it is in fact ideal for anyone who wants to enjoy every comfort.

To complete this property, a convenient access garage of 35 square meters in the basement, reachable from the outside by a slide accessible by road and connected to the house also internally.

The property is in excellent state of conservation, perfectly habitable, and equipped with all the comforts useful for liveability and energy saving, having a photovoltaic system on the roof of 6kw of power and a column for charging an electric car in the basement.

Noha is equidistant from the Adriatic and Ionian coasts, from which about 18 km separate it, and is just over 50 km from Brindisi airport.

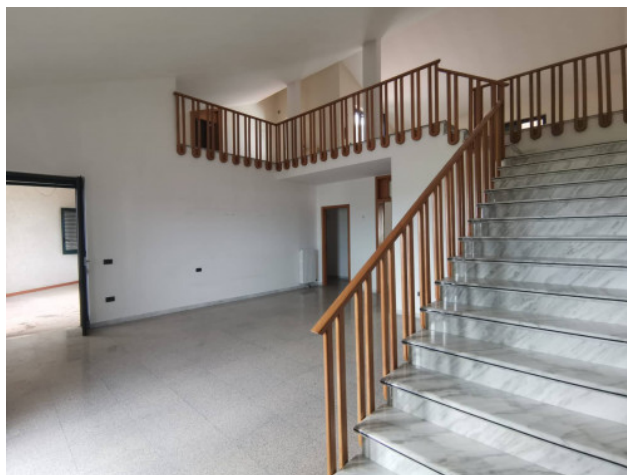
Features

Property ID: CBI104-622-116	Contract: Sale
Categoria: Independent apartment	Address: Via Galatina, 4 B
Zip Code: 73013	Municipality: Galatina
Zona: Noha	Total sqm: 207 sq.m.
Bedrooms: 3	Bathrooms: 2
Rooms: 7	Internal condition: Good
Floor: On two-levels	Total floors: 3
Independent heating: Heating	Parking space: Carport
Current Status: Available after the deed of sale	Balconies: Present
Kitchen: Regular Kitchen	Air-Conditioned

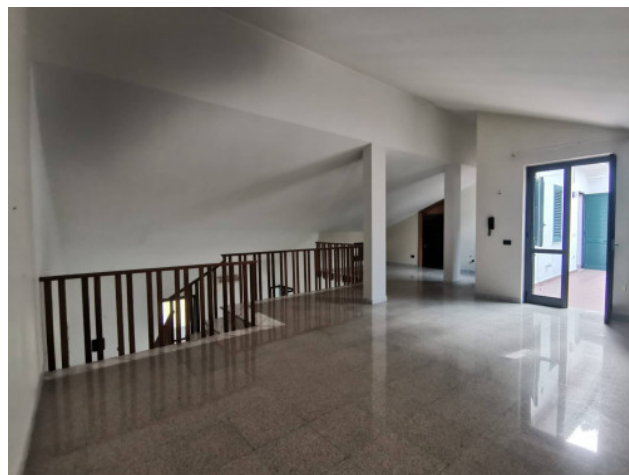
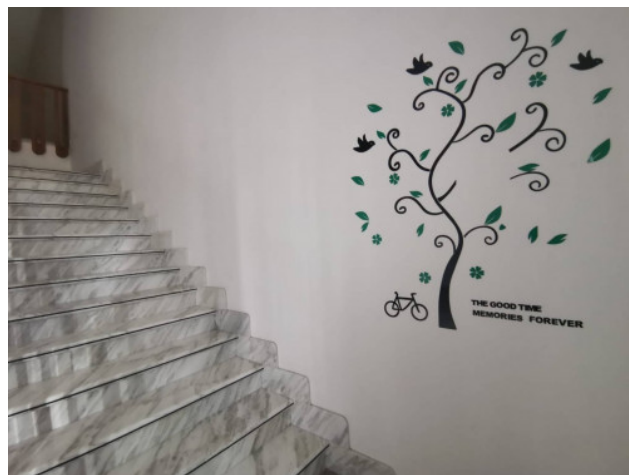
Nearby

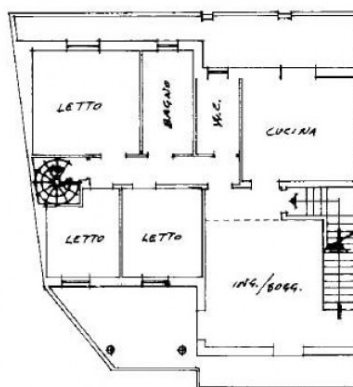
Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	

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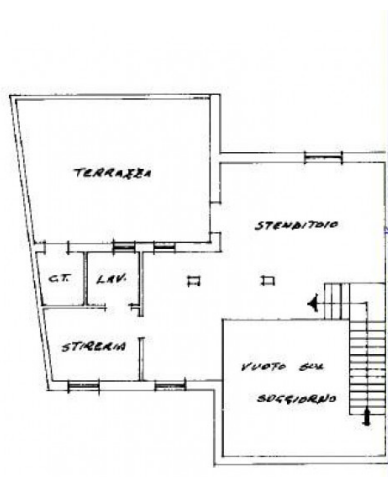






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