



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

## Building for sale in Parabita

€ 109.000

Ref. CBI069-1827-132179



**250 sq.m. | Bathrooms: 3 | Bedrooms: 1 | Rooms: 6**

### PARABITA - LECCE - SALENTO

Right at the entrance to the historic center of Parabita, a few meters away from its Angevin Castle, ancient Palace dating back to the early 19th century to be renovated, spread on two levels and for a total of about 220 smq now available for sale.

The property consists of two separate residential units, both with independent entrances but connected from the inside at the same time.

The ground floor is currently used as professional studio, it can be accessed from Piazza Anime and it consists of a large room with vaulted ceilings, two other rooms that can be used for different purposes and one bathroom.

From Via Principe Umberto, through an ancient staircase, you can reach the first floor, also called "piano nobile" (lit. "noble floor") which has two entrance doors. It consists of living room, a double bedroom with en-suite bathroom, two further rooms that could be used for example as an additional bedroom and/or living room, kitchen with fireplace and one bathroom.

From the living room of the first floor, and through an internal staircase, it is possible to reach the large roof terrace where it is possible to create a lovely solarium area to enjoy relaxing moments in the open air in complete privacy, thanks to the height of the surrounding walls that guarantee total privacy.

Between the ground floor and the first floor, along the internal staircase, there is a storage that can be accessed by a small and characteristic door which measures approximately 1.70 meters at the highest point.

All rooms are air-conditioned, equipped with high-speed internet connection and alarm system.

The property, thanks to its favorable geographic position and its architectural value, represents an excellent investment for those wishing to make an investment for touristic purposes as well as to purchase a prestigious private residence.

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Parabita is 12km from Gallipoli and its splendid beaches, 35km from Lecce and 80km from Brindisi airport.

## Certification

Energy Class: F

EPglnr: 194.98 kwh/□

## Features

Property ID: CBI069-1827-132179	Contract: Sale
Categoria: Building	Address: Via Principe Umberto, ang. Piazza Anime
Zip Code: 73052	Municipality: Parabita
Total sqm: 250 sq.m.	Livable surface: 220.00
Bedrooms: 1	Bathrooms: 3
Rooms: 6	Internal condition: Good
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 1930
Current Status: Available after the deed of sale	Balconies: Present
Sea distance: 12.000 meter	Kitchen: Regular Kitchen
Terrace	Antenna : Independent
Storage	High-speed internet connection
Cellar	Fastweb connection
Fireplace	Air conditioning
Telephone system	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Preparation for alarm system	Airport distance
Shops distance or nearest city	

## 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	







