



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

Independent house for sale in Taviano

€ 178.000

Ref. CBI069-1827-132182



260 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 5

TAVIANO - LECCE - SALENTO

In Taviano, located just a walkable distance from the town centre, we are pleased to offer for sale an independent land-to-sky house in excellent condition of about 260 square meters in total, consisting of a residential unit on the first floor and a large room on the ground floor currently used as a warehouse, which easily lends itself to becoming a commercial space with a large window, a studio for professionals or something else as needed.

The main house on the first floor measures approximately 125 square meters, consists of entrance hallway, large and bright living room served by a comfortable balcony, eat-in kitchen with adjoining covered veranda, two bedrooms, bathroom and storage room which could easily become a second bath.

All rooms are in excellent state of conservation and immediately habitable.

On the ground floor, the storage room of about 130 square meters is completed by a bathroom and a small open space of relevance, also present a large and usable solar area.

The property has a heating system, air conditioning and connections to the urban water network.

The house is currently occupied by the seller.

Taviano is 45 km from Lecce and 90 km from Brindisi airport.

Certification

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lecce@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



Energy Class: F

EPgInr: 129.30 kwh/□

Features

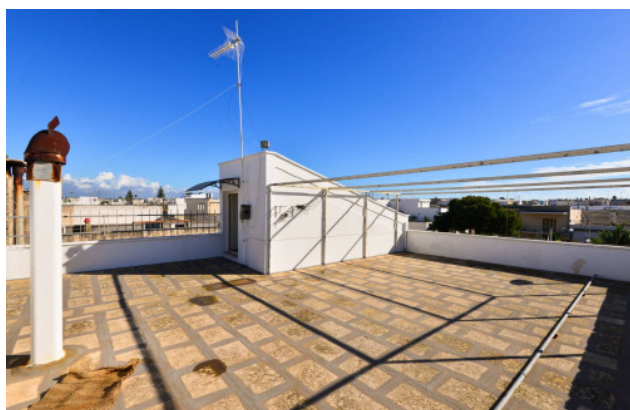
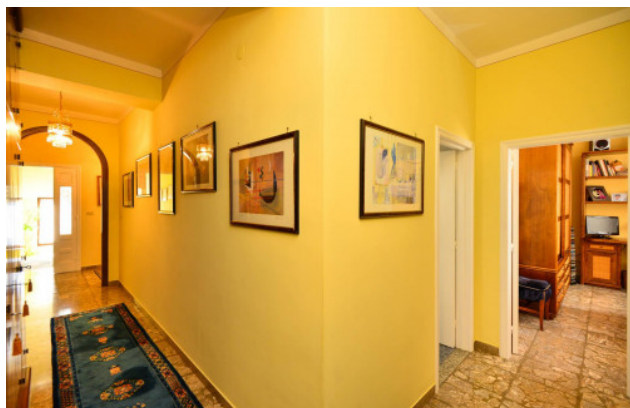
Property ID: CBI069-1827-132182	Contract: Sale
Categoria: Independent house	Address: Via Antonio Gramsci
Zip Code: 73057	Municipality: Taviano
Total sqm: 260 sq.m.	Livable surface: 230.00
Bedrooms: 2	Bathrooms: 2
Rooms: 5	Internal condition: Excellent
Floor: 1	Total floors: 2
Independent heating: Heating	Date of construction: 1986
Current Status: Available after the deed of sale	Balconies: Present
Sea distance: 7.000 meter	Kitchen: Regular Kitchen
Terrace	Antenna : Independent
Storage	High-speed internet connection
Fireplace	Air conditioning
Electric system : Compliant with the building regulations of the time	Shower
Wooden fixtures	Aluminium fixtures
Shutters	Roller shutters
Airport distance	Shops distance or nearest city

Nearby

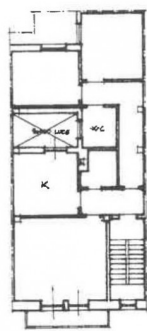
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



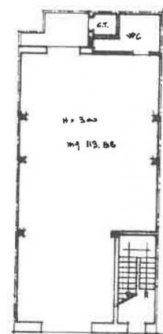
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PIANO PRIMO



PIANO TERRA

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