



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 Galatina

€ 250.000

Ref. CBI069-553-132190



600 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

GALATINA - LECCE - SALENTO

Just 3 km from the town of Galatina, in Contrada Masseria Preti, Coldwell Banker is delighted to offer for sale the **ground floor** of an **ancient historic residence with surrounding garden** of about 1.000 sqm.

An elegant iron gate is the entrance to the front garden where it is possible to admire the magnificence of the building.

A large wooden door welcomes us inside the villa of about 320 square meters. It consists of entrance hall, large living room, dining room, kitchen and laundry room.

A hallway leads to the sleeping area consisting of three bedrooms, one of which with an en suite bathroom, a study room, a storage and another bathroom.

On the mezzanine floor there are two storage rooms.

The property features characteristic stone fireplaces in almost all the rooms and the high ceilings with the typical star vaults.

All the rooms have direct access to the completely fenced garden which surrounds the property.

The central driveway framed by citrus trees alternates with Mediterranean essences.

The property includes a storage room in the garden and a large completely underground cellar.

There is the possibility of annexing further hectares of land.

Galatina, a lively town in the Salento hinterland, is about 15 km from the Ionian coast, 20 km from the Adriatic coast, 20 km from Lecce and 70 km from Brindisi airport.

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

VAT 04954530962



Certification

Energy Class: G

EPglnr: 144.40 kwh/□

Features

Property ID: CBI069-553-132190

Contract: Sale

Categoria: Villa

Address: Contrada Masseria dei Preti

Zip Code: 73013

Municipality: Galatina

Total sqm: 600 sq.m.

Livable surface: 350.00

Bedrooms: 3

Bathrooms: 2

Rooms: 6

Internal condition: Good

Floor: Ground Floor

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

No architectural barriers: Yes

Date of construction: 1800

Current Status: Available after the deed of sale

Garden: Private, 770 sq.m.

Sea distance: 17.000 meter

Kitchen: Regular Kitchen

Antenna : Independent

Storage

Cellar : 100 □

Fireplace

Electric system : Compliant with the building regulations of the time

Shower

Alluminium fixtures

Preparation for alarm system

Land : 10000 □

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

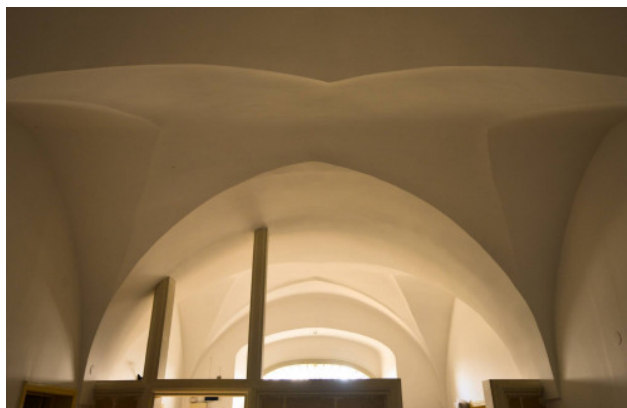
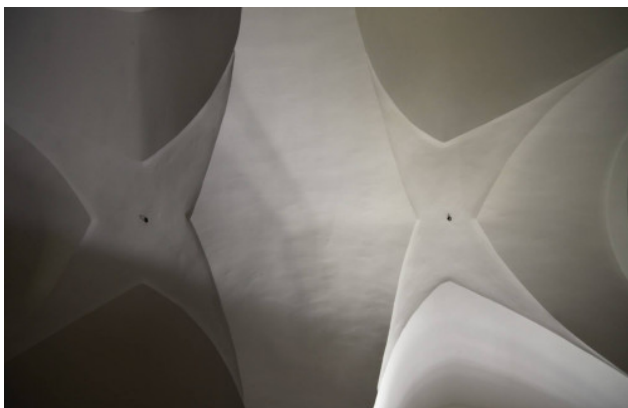
High school

Bar

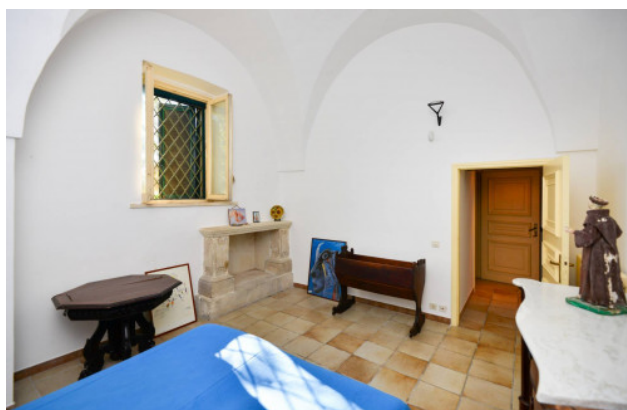
Post offices

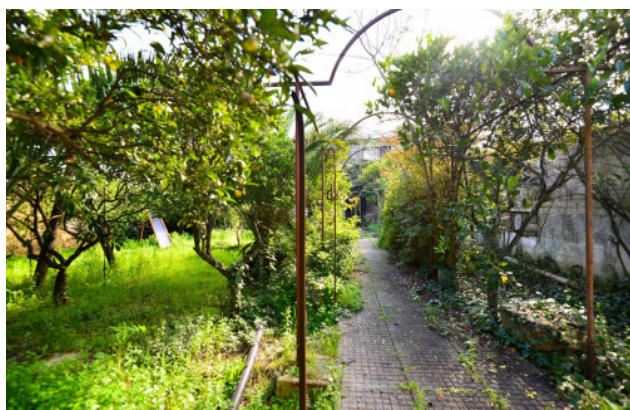
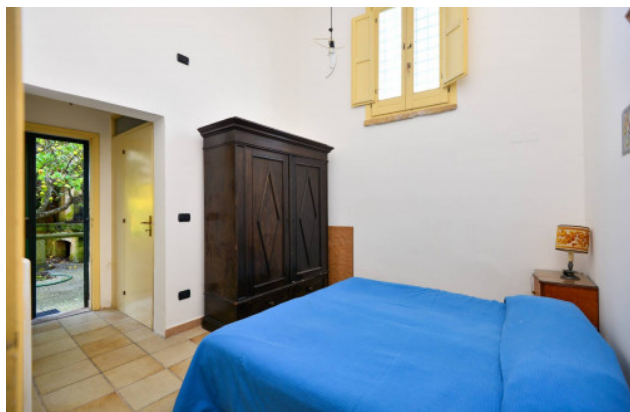
Shopping centres

Municipal office



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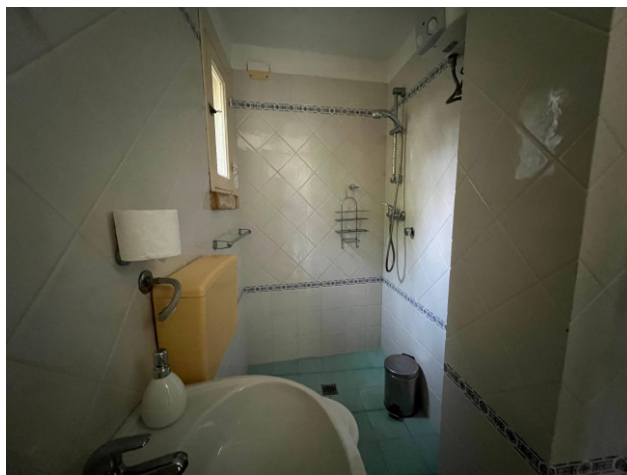
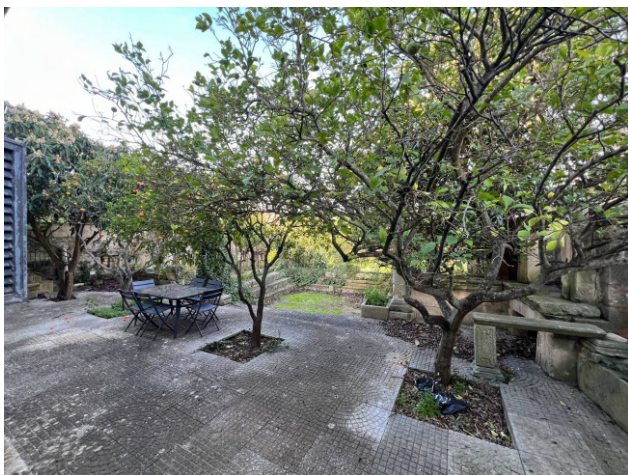
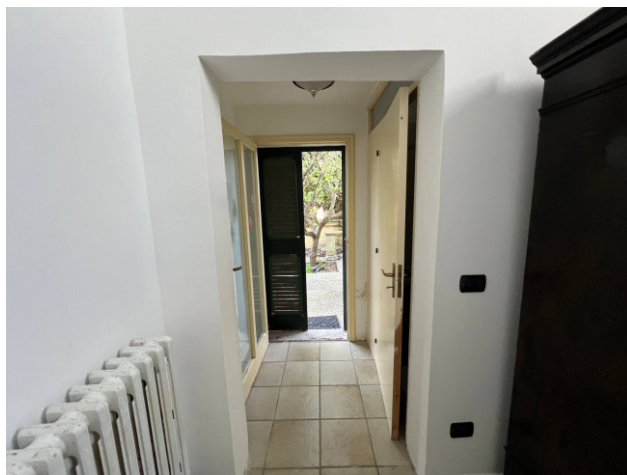
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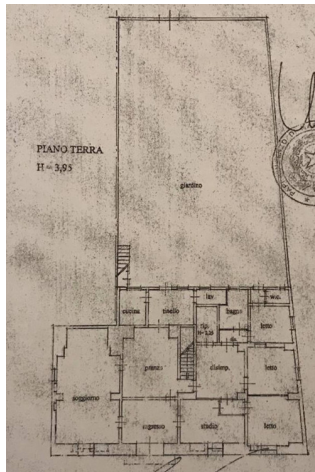












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