



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

## Chalet for sale in Alessano

€ 226.000

Ref. CBI069-1827-132211



**352 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6**

### ALESSANO - LECCE - SALENTO

In a residential area, a few minutes from the center, we are glad to offer for sale a detached villa renovated in 2016, of about 230 sqm with garden, consisting of a main residential unit on the ground floor, a large area below used as a basement room with bathroom, large garage and technical room.

The property has a large outdoor area on the street front which leads to the house consisting of entrance hall, large living room, kitchen with adjoining kitchenette, two double bedrooms and bathroom with shower.

From the kitchen an external staircase leads to the area below where there is a large basement room with its dining area, another room used as bedroom and a bathroom. All the spaces of the basement are bright and have direct access to the garden; the outdoor area is completed by stone porch, access to the garage of about 37 sqm and terraced garden of about 500 sqm which is fenced by a low wall of ancient stones.

All the rooms, including those ones in the basement, are equipped with radiators, aluminum frames, double glazing, shutters or automated shutters.

The property is connected to the network gas methane and the aqueduct; it remains to make the connection to the sewer.

Alessano is only 13 km from Santa Maria di Leuca, 38 km from Gallipoli, 44 km from Otranto, 57 km from Lecce, 108 km from Brindisi airport and 228 km from Bari airport.

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lecce@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



## Certification

Energy Class: D

EPgl<sub>nr</sub>: 144.50 kWh/□

## Features

Property ID: CBI069-1827-132211

Contract: Sale

Categoria: Chalet

Address: Via Nazionale

Zip Code: 73031

Municipality: Alessano

Total sqm: 352 sq.m.

Livable surface: 230.00

Bedrooms: 3

Bathrooms: 2

Rooms: 6

Internal condition: Good

Floor: Ground Floor

Total floors: 2

Independent heating: Heating

Date of construction: 1966

Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 500 sq.m.

Sea distance: 13.000 meter

Kitchen: Regular Kitchen

Garage: for one car, 37 sq.m.

Shower

Aluminium fixtures

Shutters

Roller shutters

Basement

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

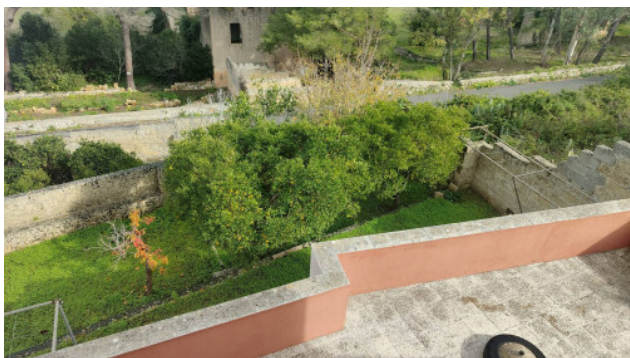
Shopping centres

Municipal office



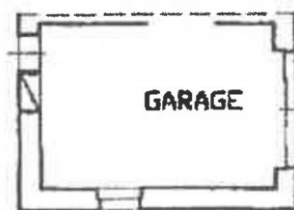
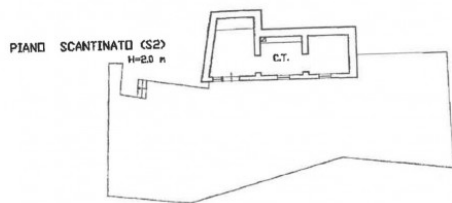
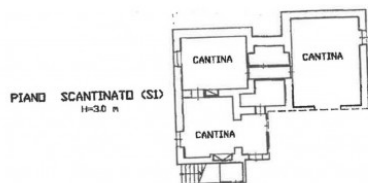


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PIANO TERRA  
H=3.25 m



PIANO SCANTINATO (S1)  
H=3.0 m