



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 Alezio

€ 189.000

Ref. CBI069-1827-132214



310 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

ALEZIO - LECCE - SALENTO

Alezio is a small Messapian town in Salento with an ancient history, located on the border of the more famous and chaotic city of Gallipoli.

In this context we are pleased to offer for sale a **terraced house of approx. 177 sqm** which is part of a real estate complex built in the early 2000s.

The property, in excellent condition internally, needs some works of maintenance outside and is on several levels.

On the mezzanine it is composed by an entrance-living room, a kitchen, a bathroom and two porches, the first in front of the entrance, instead the second one completes the living area and allows direct access to the adjacent **private garden**.

On the first floor there are three large bedrooms and the second bathroom; from this floor you access to the technical room and to the roof top through a covered staircase. All rooms have radiators for heating system and an electric boiler.

The basement, accessible both from inside and outside, is composed by double garage with attached basement area and storage room. To complete the property there are private lands of about 1000 sqm, some of which are buildable. Due to its characteristics and proximity to the sea of Gallipoli, the property also lends itself to being a well-appreciated accommodation facility.

Alezio is in fact just 5 km from Gallipoli and its beautiful beaches, 40 km from Lecce, 45 km from Otranto, 75 km from Brindisi Airport and 204 km from Bari Airport.

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VAT 04954530962



Certification

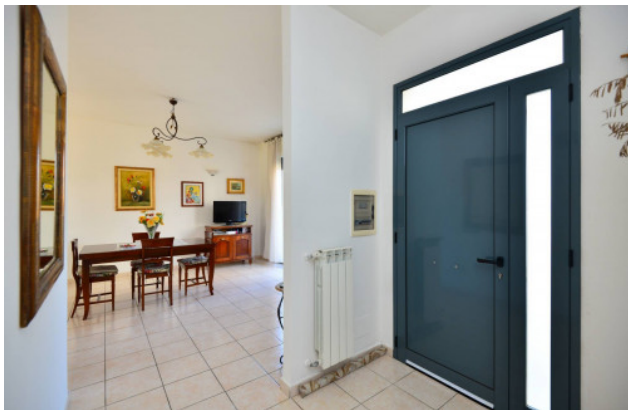
Energy Class: F : 123.82 kwh/□

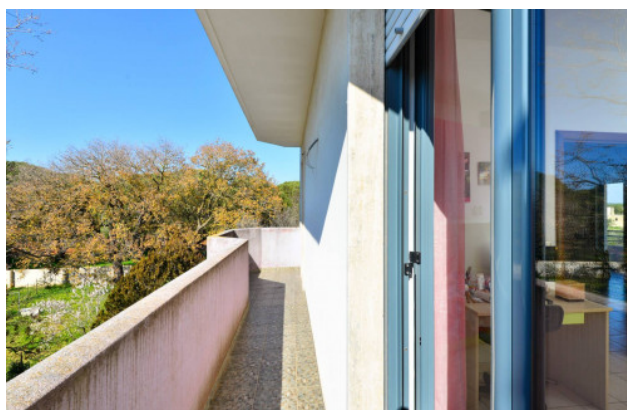
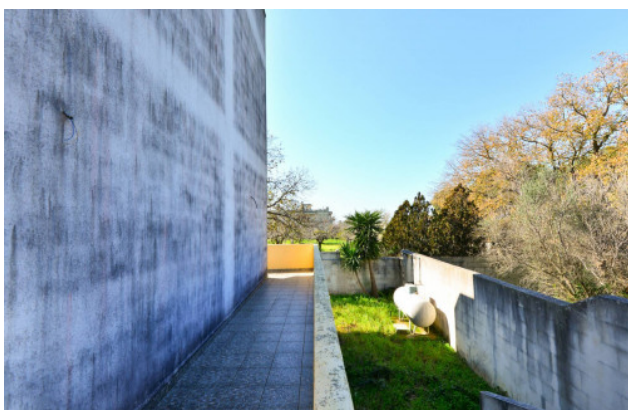
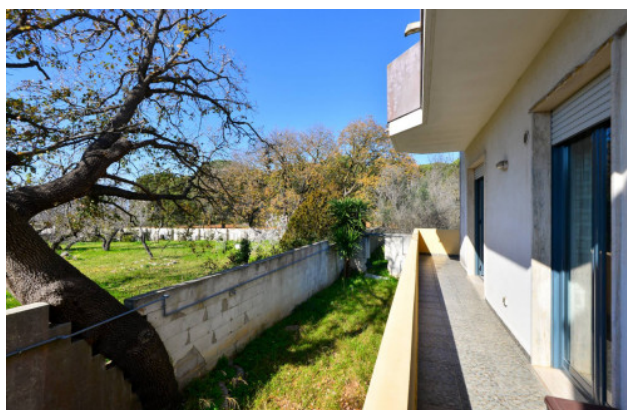
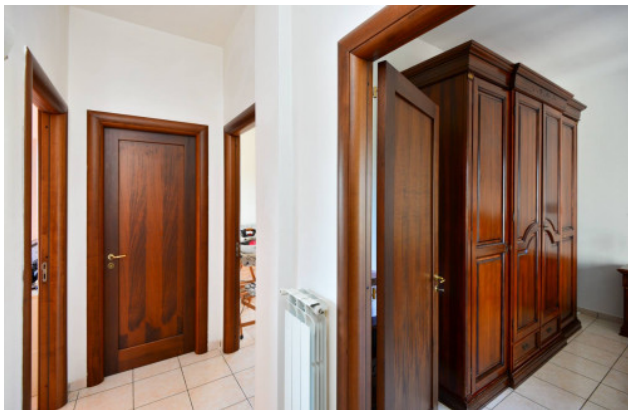
Features

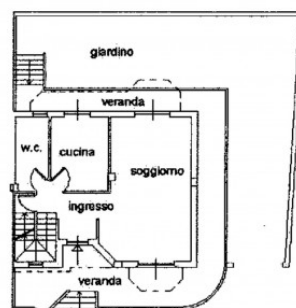
Property ID: CBI069-1827-132214	Contract: Sale
Categoria: Chalet	Address: via Gallipoli
Zip Code: 73011	Municipality: Alezio
Total sqm: 310 sq.m.	Livable surface: 177.00
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: Good
Floor: Multi-Storey	Total floors: 3
Independent heating: Heating	Date of construction: 2004
Current Status: Available after the deed of sale	Condominium costs: € 10
Balconies: Present	Garden: Private
Sea distance: 5.000 meter	Kitchen: Regular Kitchen
Garage: for two cars	Porch
Storage	Cellar
Shower	Aluminium fixtures
Roller shutters	Land : 1000 □
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	

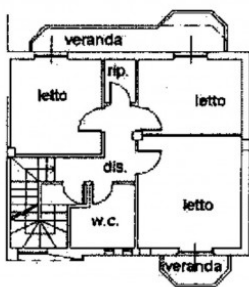




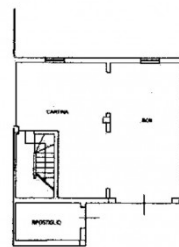


viale comune di accesso

P. RIALZATO



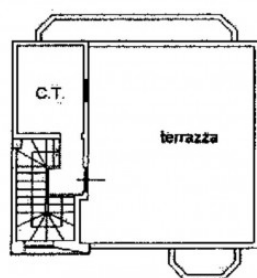
P. PRIMO



spazio di manovra

P. SEMINTERRATO

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P. COPERTURE

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