



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 Ortelle

€ 150.000

Ref. CBI069-829-132226



**245 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

ORTELLE - LECCE - SALENTO

In Vignacastri (hamlet of Ortelle), just 5 km from the crystal clear sea of the Salento coast, we offer for sale an independent house of about 200 sqm located entirely on the ground floor with a large private garden and roof terrace.

The house is located on the corner side and it has an entrance door on both streets; it consists of living room, a large dining room which is connected to the eat-in kitchen, two well-sized double bedrooms and one bathroom.

On the first floor, that can be reached by an internal staircase, there is a useful storage room and the roof terrace that extends over the entire surface of the house.

The kitchen leads to the private garden of about 320 sqm which surrounds the house on two sides.

Next to the house, a large garage of about 26 sqm completes the property.

The house needs to be restored and it ends itself well to being used both as a main residence and for investment use, thanks to its proximity to the sea.

In fact, it is only 2.5 km from Castro, the "Gem of Salento", 5 km from Santa Cesarea and a few kilometers from the most beautiful and evocative places on the Adriatic coast; it is also 45 km from Lecce and 96 km from Brindisi Airport.

### Certification

Energy Class: F

EPglr: 121.06 kwh/□

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

VAT 04954530962



## Features

Property ID: CBI069-829-132226	Contract: Sale
Categoria: Independent house	Address: Via San Francesco ang. Via San Giovanni Bosco
Zip Code: 73030	Municipality: Ortelle
Total sqm: 245 sq.m.	Livable surface: 200.00
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: To be renovated
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Date of construction: 1960
Current Status: Available after the deed of sale	Garden: Private, 320 sq.m.
Sea distance: 5.000 meter	Kitchen: Regular Kitchen
Garage: for two cars, 26 sq.m.	Antenna : Independent
Electric system : Compliant with the building regulations of the time	Wooden fixtures
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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