



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

Stable for sale in Parabita

€ 470.000

Ref. CBI069-1827-132233



1.139 sq.m. | Bathrooms: 12 | Bedrooms: 16 | Rooms: 18

PARABITA - LECCE - SALENTO

In Parabita, in a central and well served area, near the city park Aldo Moro, we offer for sale a residential complex without elevator that is spread on three floor above ground in addition to a lower ground floor, for a total area of about 1.139 sqm.

The property, already habitable, is composed by a commercial space used as restaurant, four apartments on the first and second floor, a storage/garage on the basement and a roof top with photovoltaic system of 12 kW on the third floor.

On the ground floor, there is the restaurant of about 200 sqm that is composed by a large room with a bar counter and a wood oven that overlooks on an open terrace; there is also a second room, the kitchen with Zanussi professional hob, two gas ovens and cooking professional equipment in addition to an open terrace of about 15 sqm and two bathroom.

An inside staircase leads to two of the apartments on the first and second floor, used as b&b at the moment.

Both the apartments are of about 124 sqm and has in total 5 bedrooms well disengaged by a hallway.

Using a different staircase you can access to other two flats on the first and second floor, both of about 123 sqm.

The property on the first floor is composed by entrance, a large and bright living-dining room, a kitchen, a double bedroom, a single room, a study, a bathroom with shower and two large balconies serving the living area.

The accommodation on the second floor, recently renovated, is composed by entrance, a large and bright living-dining room, a kitchen, a double bedroom, two single rooms, a bathroom with shower and two large balconies serving the living area.

The property is completed by a large storage/garage of about 311 sqm on the basement.

At the moment there are not condominium costs because there is the only one owner.

Parabita is just 11 km from Gallipoli, 42 km from Lecce, 88 km from Brindisi Airport and 208 km from Bari Airport.

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VAT 04954530962



Certification

Energy Class: F

EP_{glnr}: 106.20 kwh/□

Features

Property ID: CBI069-1827-132233

Contract: Sale

Categoria: Stable

Address: via giovanni vinci

Zip Code: 73052

Municipality: Parabita

Total sqm: 1.139 sq.m.

Livable surface: 1005.00

Bedrooms: 16

Bathrooms: 12

Rooms: 18

Internal condition: Good

Floor: Multi-Storey

Total floors: 4

Independent heating: Heating

Date of construction: 1968

Current Status: Available after the deed of sale

Balconies: Present, 64 sq.m.

Sea distance: 11.000 meter

Kitchen: Present

Garage: for four cars, 311 sq.m.

Antenna : Independent

High-speed internet connection

Fastweb connection

Air conditioning

Telephone system

Shower

Alluminium 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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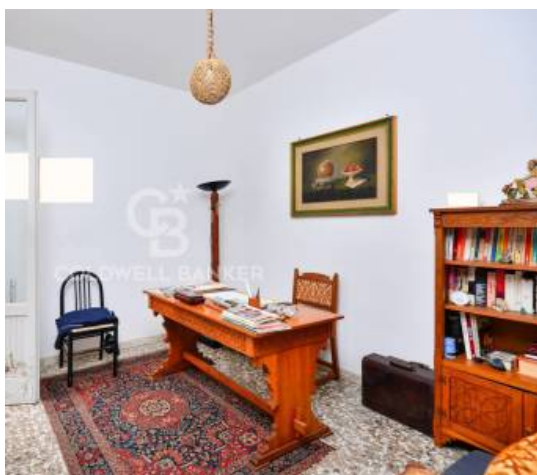
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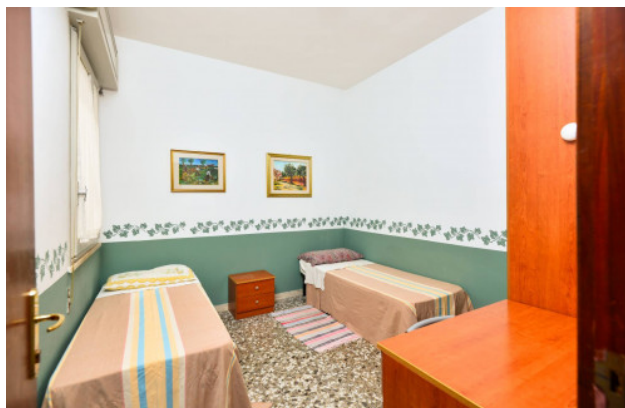
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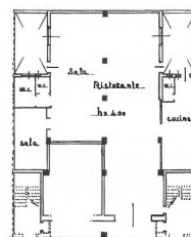


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Piano terra

scala 1:200



Ammezzato

h=2.45

Via Giovanni Vinci



PIANO PRIMO



Via Giovanni Vinci

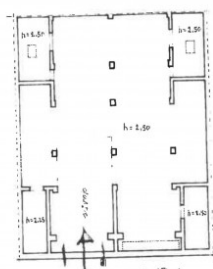
PIANO SECONDO



PIANO PRIMO



PIANO SECONDO



INTERRATO

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