



**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

**€ 335.000**

**Ref. CBI069-1827-132238**



**885 sq.m. | Bathrooms: 10 | Bedrooms: 10 | Rooms: 10**

### 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 759 sqm.

The property is composed by a large restaurant, two apartments on the first and second floor, actually used as B&B, and storage/garage.

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.

Using an inside staircase you can access to the apartments on the higher floor.

The apartment on the first floor, of about 124 sqm, has in total 5 rooms and 3 batrooms well disengaged by a hallway.

More specifically, there is a quadruple room with bathroom and private balcony, a triple room with bathroom, a single room overlooking on an open terrace and two double rooms, one of which with a little storage room that could be made bathroom; another bathroom is for the sleep area, special for the single room and the two double rooms.

The apartment on the second floor, of about 124 smq, is composed by 5 bedrooms as well, that is a quadruple room with bathroom and balcony, three double bedrooms with bathroom, one of which with balcony, and a triple room with bathroom.

Both of the apartments is equipped with heat pump system, air conditioning system in all rooms and aluminum window frames.

On the third floor you can find the roof top that features photovoltaic system of 12 kW.

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

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



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.

## Certification

Energy Class: F

EPgInr: 106.20 kwh/□

## Features

Property ID: CBI069-1827-132238

Contract: Sale

Categoria: Stable

Address: via giovanni vinci

Zip Code: 73052

Municipality: Parabita

Total sqm: 885 sq.m.

Livable surface: 759.00

Bedrooms: 10

Bathrooms: 10

Rooms: 10

Internal condition: Discreet

Floor: Multi-Storey

Total floors: 4

Independent heating: Heating

Date of construction: 1968

Current Status: Available after the deed of sale

Balconies: Present, 32 sq.m.

Sea distance: 11.000 meter

Kitchen: Present

Garage: for four cars, 311 sq.m.

Air conditioning

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

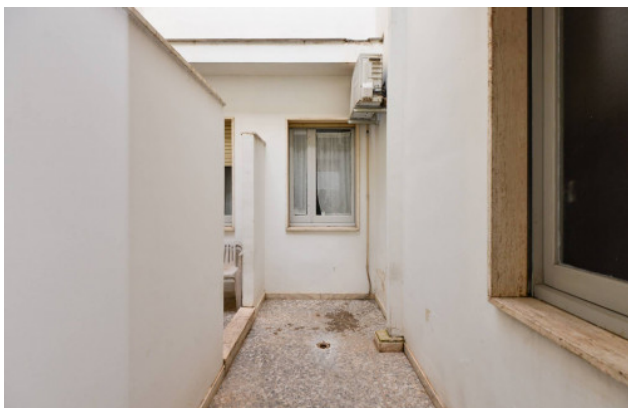
Post offices

Shopping centres

Municipal office



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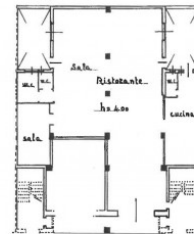


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Piano terra

scala 1:200



Ammezzato  
h=2.65

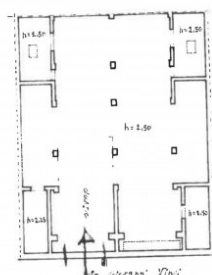
Via Giovanni Vinci



PIANO PRIMO



PIANO SECONDO



INTERRATO

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