



COLDWELL BANKER

BODINI  
INTERNATIONAL REAL ESTATE

Gruppo Bodini  
Piazza Dante Alighieri, 43 - 73013 Galatina (LE)  
(+39) 0836211782

# Independent apartment for sale in Galatina

## € 145.000

### Ref. CBI104-622-133



**272 sq.m. | Bathrooms: 3 | Bedrooms: 2 | Rooms: 8**

Galatina - Lecce - Puglia

Galatina, in a strategic position a few steps from the center, we are pleased to offer for sale a spacious and bright house located on the first floor, with double access, one independent from via Liguria and a second access shared with another property from via Corridoni. The solution, exclusive for its angular position, is spread over approximately 250 square meters.

Going up to the main floor we find, halfway through, a room, currently used as a warehouse, of about 80 square meters with a service bathroom.

The noble floor opens onto a large entrance which leads to the living room and study. A large living room with fireplace, an eat-in kitchen, two bedrooms and two bathrooms complete the floor, furthermore the kitchen leads directly onto a large level terrace with a suggestive view.

The property is completed by a large garage of about 30 m2 and the exclusive solar area.

The vaults, internal doors and floors are in good condition and only need a restoration work that enhances their historical architectural value.

The property, given the position in which it is located, lends itself to being used as the main residence, for any type of accommodation facility as well as for rental investment.

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Galatina is 20 km from Lecce, 20 km from Gallipoli, 28 km from Otranto and 70 km from Brindisi airport.

## Certification

**Energy Class:** F

**EPglnr:** 167.40 kwh/□

## Features

Property ID: CBI104-622-133

Contract: Sale

Categoria: Independent apartment

Address: Via Liguria, 4

Zip Code: 73013

Municipality: Galatina

Total sqm: 272 sq.m.

Bedrooms: 2

Bathrooms: 3

Rooms: 8

Internal condition: To be renovated

Floor: 1

Total floors: 2

Independent heating: Heating

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 80 sq.m.

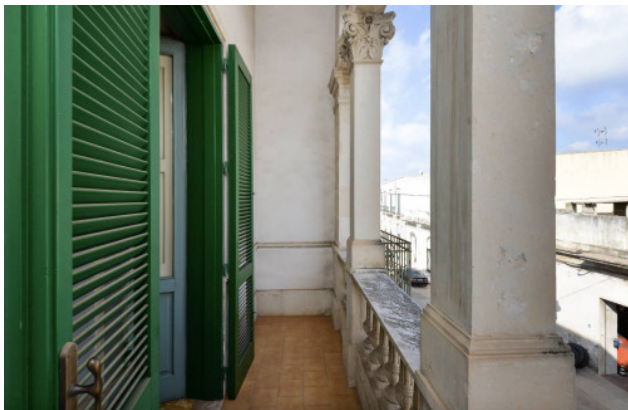
Kitchen: Regular Kitchen

Garage: for two cars, 30 sq.m.

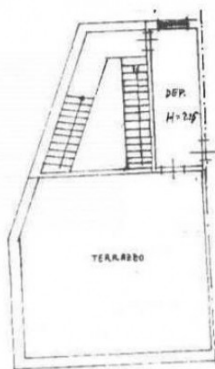
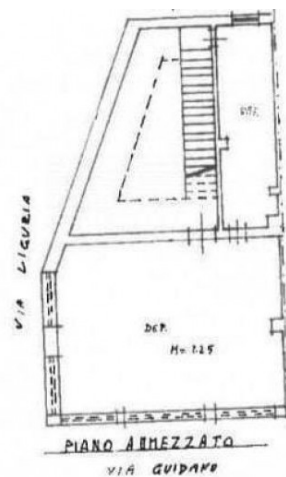
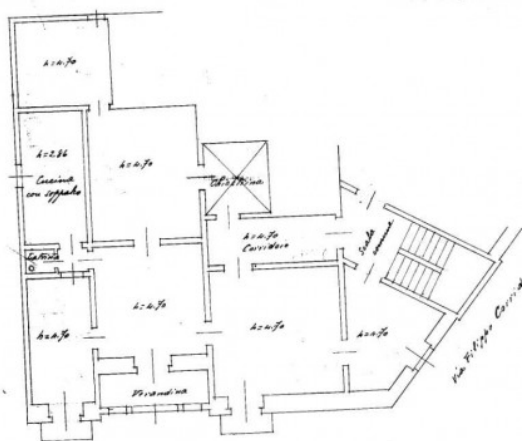
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