



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

Indipendent house for sale in Monteroni di Lecce

€ 395.000

Ref. CBI069-613-132313



470 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 7

MONTERONI DI LECCE - LECCE - SALENTO

In Monteroni di Lecce, in a quiet residential area, we offer for sale a recently built detached house of about 350 sqm set on two levels, ground floor and basement, with large terraces, garden and roof terrace.

The ground floor of about 150 sqm consists of entrance hall, large living room with a paved open space of about 30 sqm and a kitchen with a rear terrace of about 40 sqm.

A hallway leads to the sleeping area with three well-sized bedrooms (a double bedroom with ensuite and two single ones, and another additional bathroom.

An internal staircase connects this floor to the lower one, of about 200 sqm, where there is a basement that overlooks, through large glass windows, a large well-kept garden of about 80 sqm, whose beauty is enhanced by the exposed rocks, the palm trees and the ornamental fountain.

This level consists of a large living area with sitting area with large stone fireplace and open kitchen in masonry.

The sleeping area features two bedrooms, a double and a single one, a bathroom and a large laundry room.

The two floors are also connected to each other by two external staircases, one of them is located on the front side of the house and the other one in the garden, on the back side.

A further independent staircase leads to the roof terrace which extends over the entire surface of the first floor.

Next to the basement, a large covered area is suitable for parking two or more cars.

Monteroni di Lecce is 7 km from Lecce, 20 km from the beaches of the Adriatic and Ionian coasts, 37 km from Gallipoli, 50 km from Otranto and

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

VAT 04954530962



Certification

Energy Class: G

EP_{glnr}: 104.32 kwh/□

Features

Property ID: CBI069-613-132313

Contract: Sale

Categoria: Independent house

Address: Via Cima Undici

Zip Code: 73016

Municipality: Monteroni di Lecce

Total sqm: 470 sq.m.

Livable surface: 350.00

Bedrooms: 5

Bathrooms: 3

Rooms: 7

Internal condition: Excellent

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Parking space: Carport

Date of construction: 2010

Current Status: Available after the deed of sale

Balconies: Present, 70 sq.m.

Terrace: Present, 70 sq.m.

Garden: Private, 80 sq.m.

Sea distance: 18.000 meter

Kitchen: Regular Kitchen

Terrace : 70 □

Antenna : Independent

SAT Tv : Independent

High-speed internet connection

Fastweb connection

Fireplace

Electric system : Compliant

Shower

Wooden fixtures

Alluminium fixtures

Shutters

Basement : 200 □

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

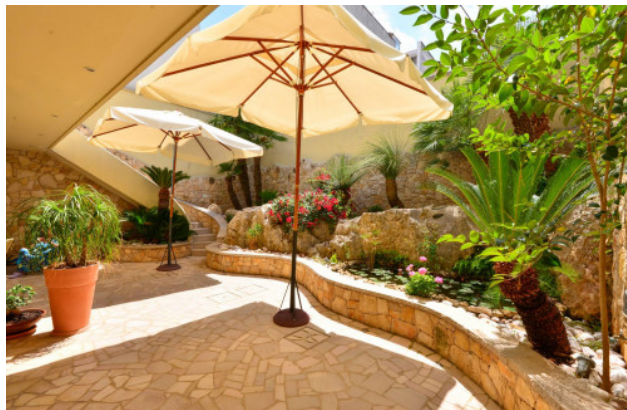
High school

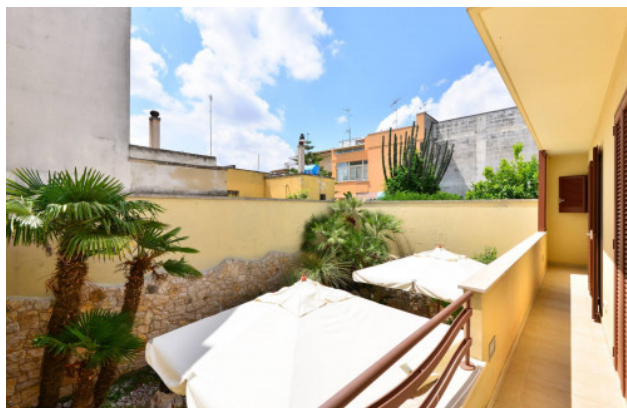
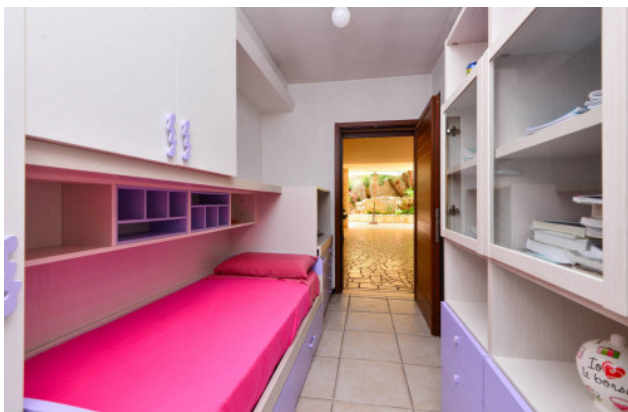
Bar

Post offices

Shopping centres

Municipal office





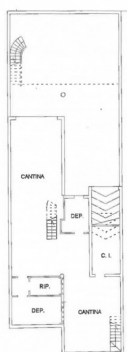
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VIA CIMAUNDICI

PIANO RIALZATO

H = mt 3.00



PIANO SEMINTERRATO

H = mt 2.75

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