



COLDWELL BANKER

BODINI  
INTERNATIONAL REAL ESTATE

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

## Rustic/Farmhouse/Court for sale in San Cassiano

### € 150.000

### Ref. CBI104-2200-147



**340 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 8**

San Cassiano - LECCE - SALENTO

In the heart of the historic center, a few steps from the ancient Castle of San Cassiano, today Town Hall, from the main historical attractions of the village, which is part of the Paduli Natural Park, we are pleased to offer for Sale an independent property in a Rustic state with private garden, swimming pool and garage.

The large property enjoys splendid typical Salento star and barrel vaults, whose charm is recognized all over the world.

Currently undergoing internal restructuring there are systems and connections to methane gas, sewer and the Apulian aqueduct, to be completed.

The ground floor project includes a large entrance hall with lounge, dining area, kitchen, four bedrooms and bathroom, all overlooking an external area of about 100 square meters with swimming pool

The independent entrance leads to another living area with living room with vaulted ceilings, bedroom and bathroom.

The property is completed by two warehouses, one of which in the garden, and a large cellar located in the basement.

Possibility to view current project or evaluate new ideas with trusted technicians.

San Cassiano is about 12 km from Santa Cesarea Terme and Castro, 36 km from Gallipoli on the Ionian coast, 26 km from Otranto on the Adriatic coast, 40 km from Lecce, 90 km from Brindisi Airport and 209 km from Bari International Airport. .

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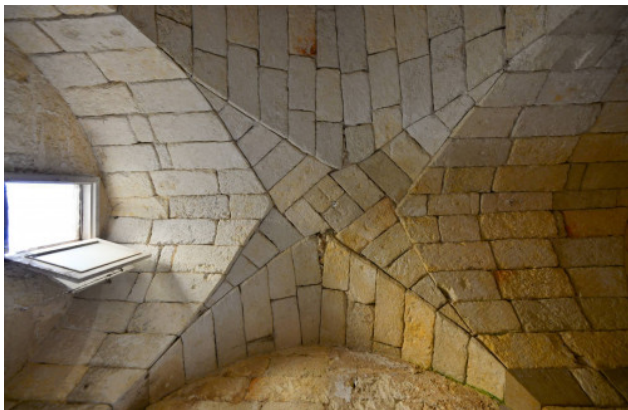
## Features

|  |                              |
|--|------------------------------|
| Property ID: CBI104-2200-147                     | Contract: Sale               |
| Categoria: Rustic/Farmhouse/Court                | Address: Via Fosso, 59       |
| Zip Code: 73020                                  | Municipality: San Cassiano   |
| Total sqm: 340 sq.m.                             | Bedrooms: 5                  |
| Bathrooms: 3                                     | Rooms: 8                     |
| Internal condition: Rustic                       | Floor: Multi-Storey          |
| Total floors: 3                                  | Independent heating: Heating |
| Parking space: Carport                           | Date of construction: 1966   |
| Current Status: Available after the deed of sale | Terrace: Present             |
| Garden: Private, 100 sq.m.                       | Sea distance: 11.000 meter   |
| Kitchen: Kitchenette                             | Garage: for one car          |

## Nearby

|                    |                  |
|--------------------|------------------|
| Gyms               | Spa              |
| Football Fields    | Fitness Centers  |
| Tennis Courts      | Bike Lanes       |
| Playgrounds        | Railway Station  |
| Public Transport   | Kindergarten     |
| Elementary Schools | Schools          |
| High Schools       | Cafe             |
| Post Offices       | Shopping Centers |
| Municipal Offices  |                  |

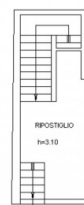




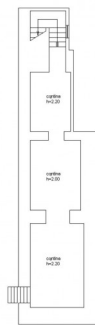




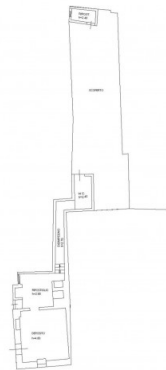




PRIMO PIANO



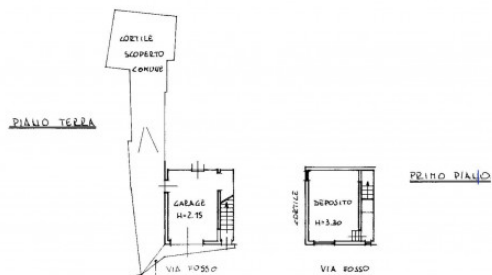
PIANO INTERRATO



VIA FOSSO  
PIANO TERRA

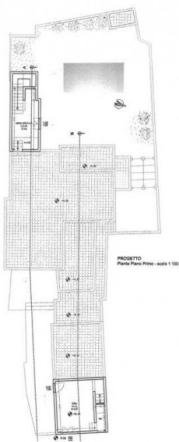


VIA FOSSO  
PIANO TERRA



PIANO TERRA

PIANO BILIO



PIANTA PIANO TERRA



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