



COLDWELL BANKER

BODINI
INTERNATIONAL REAL ESTATE

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

Building for sale in Galatina

€ 210.000

Ref. CBI104-2200-148



300 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 7

Galatina - LECCE - SALENTO

Galatina is the authentic beating heart of Salento, in a strategic position, halfway between the Ionian Sea and the Adriatic Sea, it is a true treasure chest of magic and timeless charm, told by its historic centre, with its streets, buildings and churches, which still today manage to amaze and offer unique emotions and atmospheres.

In this splendid setting we are pleased to offer for exclusive sale a PALACE, a stone's throw from the beautiful and elegant Porta San Pietro also known as Porta Nuova, near the oldest part of the city.

Arranged on three levels, it offers on the ground floor an open space commercial space of approximately 140 m² with a private courtyard of approximately 15 m² and a mezzanine of approximately 100 m² which currently houses a kitchen, bathroom and bedroom.

On the first floor there is an entire apartment of approximately 130 m² with kitchen, dining room, lounge, three bedrooms and bathroom, and overlooking the balcony on one side overlooking Porta Nuova and the balcony overlooking the courtyard on the other. The presence of two independent entrances on the ground floor and two other separate accesses to the main house allows for easy transformation into an accommodation facility, with a private TERRACE that can become an elegant ROOFTOP BAR, with spectacular panoramic views of the wonders of the city, of an exclusive and refined BOUTIQUE HOTEL.

The strong points of this building are certainly the central location, the large size and its beautiful STAR Vaults in an excellent state of maintenance which give beauty and static nature, a suggestive image that remains intact over time.

Gruppo Bodini

Piazza Dante Alighieri, 43 - Galatina (LE) - (+39) 0836211782
galatina@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



The property has a regular independent methane gas heating system, connection to the sewer and the Pugliese Aqueduct. Possibility of creating a comfortable lift in the courtyard area. Excellent investment.

Galatina is 20 km from Lecce, only 18 km from Gallipoli, 20 km from Santa Maria al Bagno, 25 km from Otranto, 50 km from Brindisi Airport and 190 km from Bari Airport.

Certification

Energy Class: G

EPglnr: 424.25 kwh/□

Features

Property ID: CBI104-2200-148

Contract: Sale

Categoria: Building

Address: Via Caracciolo, 18

Zip Code: 73013

Municipality: Galatina

Total sqm: 300 sq.m.

Bedrooms: 4

Bathrooms: 2

Rooms: 7

Internal condition: Excellent

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Parking space: Carport

Date of construction: 1960

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 140 sq.m.

Garden: Private, 15 sq.m.

Sea distance: 24.000 meter

Kitchen: Kitchenette

Garage: Shed, 140 sq.m.

Air-Conditioned

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

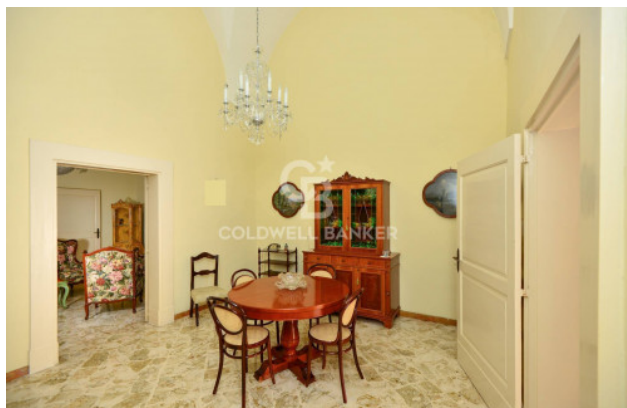
High Schools

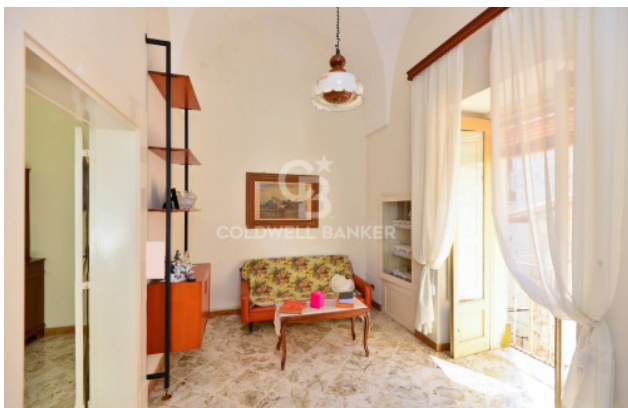
Cafe

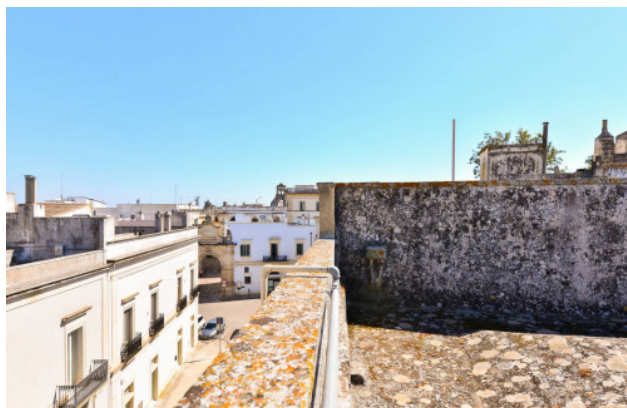
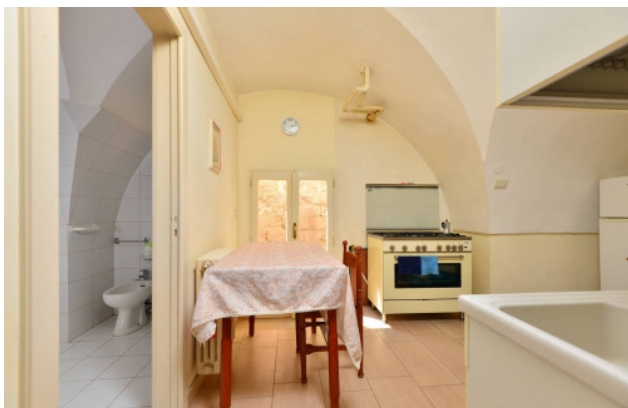
Post Offices

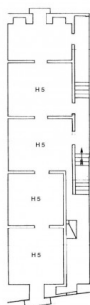
Shopping Centers

Municipal Offices

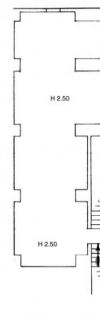








VIA CARACCIOLO



Gruppo Bodini

Piazza Dante Alighieri, 43 - Galatina (LE) - (+39) 0836211782
galatina@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962

