



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

## Villa for sale in Calimera

€ 800.000

Ref. CBI069-553-132324



**1.720 sq.m. | Bathrooms: 5 | Bedrooms: 5 | Rooms: 16**

APULIA-LECCE-CALIMERA

In Calimera, just 15 km from the baroque city of Lecce and the Adriatic coast, we offer for sale a delightful luxury villa with finishes of great personality on two levels, guest annex on the first floor, inserted in a green lung which enjoys a unique privacy, in a context where Salento craftsmanship tells the story of this wonderful culture, Grecia Salentina, with great elegance and sobriety.

The mezzanine floor comprises an entrance hall, elegant study with library, large sitting room, winter garden, living-dining room, eat-in kitchen with Miele built-in appliances, utility room and laundry room in the living area. An elegant taxos white staircase leads to the comfortable sleeping area consisting of four large bedrooms with terraces overlooking the park-garden and three bathrooms plus accessories.

A characteristic staircase leads to the basement, designed for spending the best convivial moments in the tavern, warmed by a characteristic "cantune" (fireplace where you can sit) and a wood-burning oven for pizza. An elegant and fully equipped built-in kitchen allows you to organize pleasant evenings with friends. A wing on the same floor has been designed as a professional studio, with a waiting room accessible from the outside, a bedroom and a bathroom serving the floor. The basement is completed by a large garage, a strong room and a double closet.

From the outside you can access the dependance located on the first floor, a delightful three-room apartment made up of kitchen, sitting-dining room, sitting room, bedroom and bathroom, around which revolve a 500 m2 terrace equipped with barbecue and built-in furniture.

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

VAT 04954530962



The garden embraces the whole property, revolving around it with precious ornamental plants and its characteristic English lawn.  
Calimera is just 15 km from the nearest Salento beaches, 20 km from Lecce, 45 km from Gallipoli and 65 km from Brindisi Airport.  
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## Certification

**Energy Class:** D

**EPgInr:** 96.00 kwh/□

## Features

Property ID: CBI069-553-132324	Contract: Sale
Categoria: Villa	Address: Via Salvemini
Zip Code: 73021	Municipality: Calimera
Total sqm: 1.720 sq.m.	Livable surface: 1200.00
Bedrooms: 5	Bathrooms: 5
Rooms: 16	Internal condition: Excellent
Floor: On two-levels	Total floors: 3
Independent heating: Heating	Date of construction: 1993
Current Status: Available after the deed of sale	Balconies: Present, 65 sq.m.
Terrace: Present, 500 sq.m.	Garden: Private, 3.700 sq.m.
Sea distance: 15.000 meter	Kitchen: Regular Kitchen
: Yes	Terrace : 500 □
Antenna : Independent	Porch : 75 □
SAT Tv : Independent	Storage
High-speed internet connection	Fireplace
Air conditioning	Parquet
Telephone system	Electric system : Compliant
Whirlpool bath	Shower
Wooden fixtures	Preparation for alarm system
Safety deposit box	Shutters
Basement : 200 □	Land : 3700 □
Airport distance	Shops distance or nearest city
Summary description	

## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools

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High school

Bar

Post offices

Shopping centres

Municipal office

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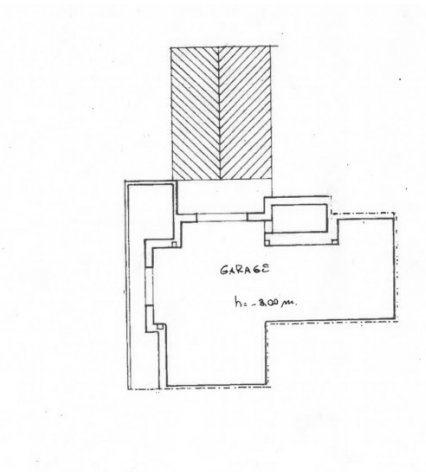
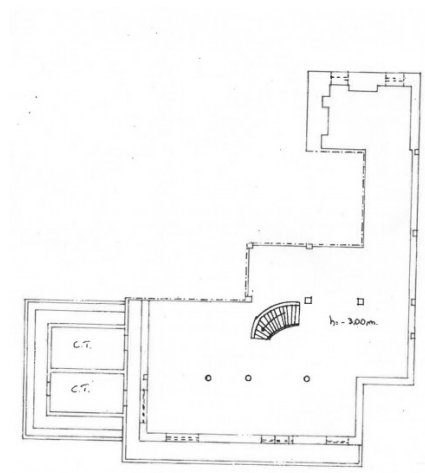
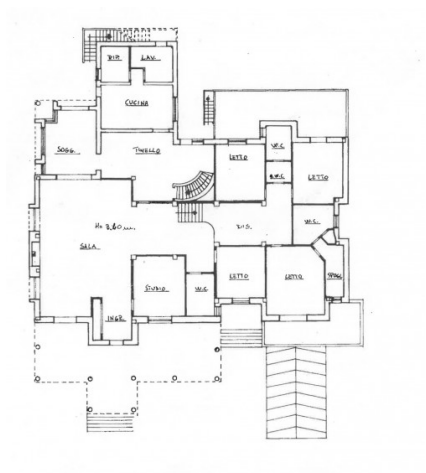
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