



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

Building for sale in Maglie

€ 660.000

Ref. CBI069-829-132326



900 sq.m. | Bathrooms: 7 | Bedrooms: 7 | Rooms: 9

MAGLIE - LECCE - SALENTO

In the heart of Maglie, a few steps from its historic center and the many shops, we offer for sale a building of about 400 sqm on two levels, ground floor and first floor, with a paved garden of 200 sqm, a terrace of about 220 sqm and a large garage of 190 sqm.

The property has been recently renovated and each floor has an independent entrance.

On the ground floor there is an apartment of about 200 sqm consisting of a double entrance, living room, dining room with open kitchen, 2 bedrooms, two bathrooms and a useful storage.

The house has access to a large well-kept courtyard of a further 200 sqm, equipped with tables and chairs to spend relaxing moments in the open air.

From the street front, a second independent entrance leads to the first floor where there is a further 200 sqm unit currently used as accommodation.

The accommodation facility has been running since 2017, it is tastefully finished down to the smallest detail and turns out to be an excellent investment opportunity for those who wish to take over a well-established accommodation business and a modern and refined structure, in a strategic position for tourists who want to move around Salento.

It consists of 5 rooms, each with en suite bathroom, equipped with all comforts (air conditioning, TV, minibar) and a small check-in area on the ground floor.

The floor overlooks a large balcony and a terrace of about 220 sqm embellished with plants of various kinds and equipped for having breakfast.

On the ground floor, the property is completed by a large garage of approximately 190 sqm where it is possible to park multiple cars.

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

VAT 04954530962



Maglie is just 18 km from Otranto, on the Adriatic coast, 30 km from Gallipoli on the Ionian coast, 30 km from Lecce, 40 km from Santa Maria di Leuca, the "Heel of Italy" and 80 km from Brindisi Airport.
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Certification

Energy Class: F

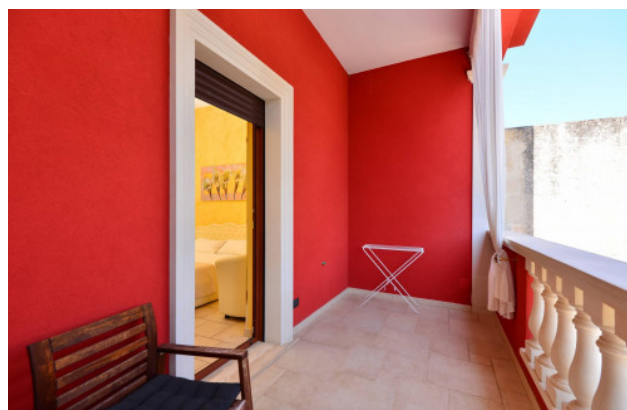
EPgInr: 103.63 kwh/□

Features

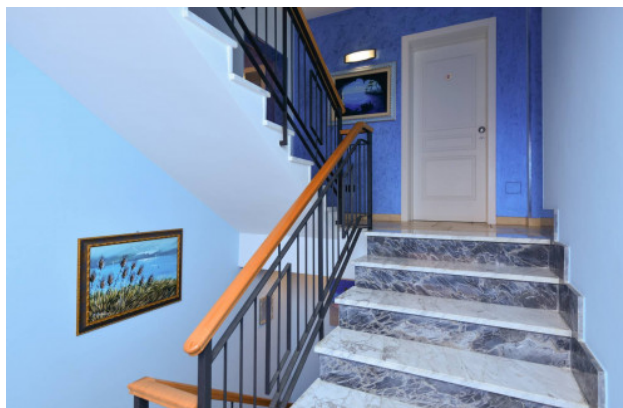
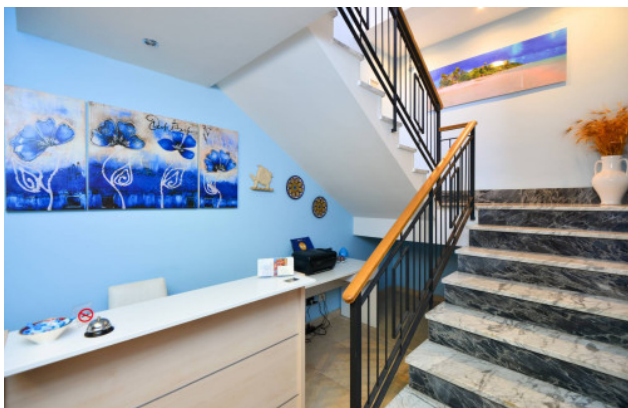
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|--|--------------------------------|
| Property ID: CBI069-829-132326 | Contract: Sale |
| Categoria: Building | Address: Via Martiri d'Otranto |
| Zip Code: 73024 | Municipality: Maglie |
| Total sqm: 900 sq.m. | Livable surface: 820.00 |
| Bedrooms: 7 | Bathrooms: 7 |
| Rooms: 9 | Internal condition: Restored |
| Floor: On two-levels | Total floors: 2 |
| Independent heating: Heating | Date of construction: 1960 |
| Current Status: Available after the deed of sale | Balconies: Present |
| Terrace: Present, 220 sq.m. | Garden: Private, 200 sq.m. |
| Sea distance: 17.000 meter | Kitchen: Exposed Kitchen |
| Garage: for four cars, 200 sq.m. | Terrace : 220 □ |
| Antenna : Independent | SAT Tv : Independent |
| Storage | High-speed internet connection |
| Fastweb connection | Air conditioning |
| Electric system : Compliant | Shower |
| Alluminium fixtures | 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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