



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 Nardò

Torre Inserraglio

€ 210.000

Ref. CBI069-613-132333



120 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6

TORRE INSERRAGLIO (NARDO') - LECCE - SALENTO

Just 500 meters from the beautiful coast of the Ionian Sea, more precisely in Torre Inserraglio, we offer for sale a beautiful two-storey villa of about 100 square meters, with a large rear garden, large balcony and private roof terrace.

The villa is located inside an elegant holiday village.

A small paved garden is the entrance to the house which is currently made up of two completely independent units.

The ground floor, measuring approximately 50 sq m, consists of a living room with open kitchen, double bedroom, single bedroom and bathroom.

The upper floor, which can be accessed independently from an external staircase and has a surface of further 50 sq m, also consists of an open living room, kitchenette, two double bedrooms and one bathroom. The living room overlooks a livable terrace of about 10 sqm which is connected, by an external staircase, to the roof terrace which is equipped with tables and chairs and extends for an area of about 50 sqm; from here it is possible to admire the beautiful sunsets over the Ionian Sea and the evocative surrounding landscape.

On the ground floor, the property has a large and well-kept rear garden of about 250 sqm with a barbecue corner.

Depending on the needs and purposes of the purchase, the property can be used both as a single house on two levels or, even partially, as a unit to be rented out during the summer season.

The house is located a few meters from the central part of the holiday village, where there is a restaurant and a supermarket. The property also has a swimming pool and large green spaces with play areas for children.

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

VAT 04954530962



The security service and the maintenance of the shared green areas are guaranteed all year round.
The property is just 5 km from the Porto Selvaggio Natural Park and a few minutes from the most beautiful seaside resorts of the Ionian coast such as Sant'Isidoro, Porto Cesareo, Torre Lapillo and Punta Prosciutto, looking north, and Santa Maria al Bagno, Gallipoli and Punta della Suina going south.
It is also just 10 km from Nardò, 25 km from Lecce and 65 km from Brindisi airport.

Certification

Energy Class: C

EPglnr: 152.36 kwh/□

Features

Property ID: CBI069-613-132333	Contract: Sale
Categoria: Villa	Address: Via del Diamante
Zip Code: 73048	Municipality: Nardò
Zona: Torre Inserraglio	Total sqm: 120 sq.m.
Livable surface: 100.00	Bedrooms: 4
Bathrooms: 2	Rooms: 6
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 1991	Current Status: Available after the deed of sale
Condominium costs: € 100	Terrace: Present, 10 sq.m.
Garden: Private, 250 sq.m.	Sea distance: 800 meter
Kitchen: Exposed Kitchen	Terrace : 10 □
Antenna : Independent	SAT Tv : Independent
Air conditioning	Electric system : Compliant
Shower	Alluminium fixtures
Shutters	Airport distance
Shops distance or nearest city	

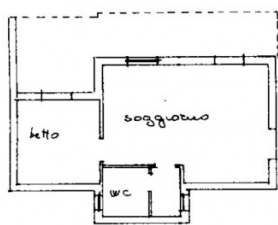
Nearby

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	

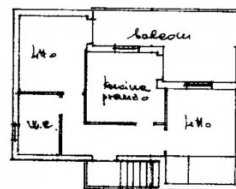


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PIANO TERRA



PIANO PRIMO