



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 Gallipoli

€ 570.000

Ref. CBI069-1827-132340



400 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6

GALLIPOLI - LECCE - SALENTO

In **Gallipoli**, at the entrance of the beautiful city, in a quiet and private area, we are pleased to offer for sale a property of about 12.000 sqm, **two residential units, two multipurpose rooms and large porches.**

The structure, also used as a holiday home, available from May to September, has wide open spaces and bright porches where it is possible to organize small ceremonies and events of all kinds.

The housing units are independent, already habitable, with private outdoor space and the land is completely fenced with a beautiful wall, clad in local stone.

The countless plants, the tall trees and the pond with its beautiful water lilies create a spectacular and relaxing environment.

The property has two access located in a private road.

The **main villa** of about 155 sqm consists of four large rooms, three of which used as bedrooms and one used as dining room with kitchen, two bathrooms and outdoor space.

The **two-rooms apartment** of about 40 sqm, with its warm and relaxing tones, is finished with olive wood frames and has a double bedroom, a kitchen, a bathroom and outdoor space.

There are **two compartments** that can be used in different ways.

The whole property has countless fruit and tall trees, a vine and numerous ornamental plants, whose supply is from artesian well.

Gallipoli, one of the most famous resorts on the Ionian coast, is 40 km from Lecce, 85 km from Brindisi airport and 200 km from Bari airport.

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lecce@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



Certification

Energy Class: F EPglnr: 178.87 kwh/□

Features

| | |
|--------------------------------------------------|--------------------------------|
| Property ID: CBI069-1827-132340 | Contract: Sale |
| Categoria: Villa | Address: Contrada Imboto |
| Zip Code: 73014 | Municipality: Gallipoli |
| Total sqm: 400 sq.m. | Livable surface: 240.00 |
| Bedrooms: 4 | Bathrooms: 3 |
| Rooms: 6 | Internal condition: Excellent |
| Floor: Ground Floor | Total floors: 1 |
| Independent heating: Air-Conditioned | Parking space: Carport |
| No architectural barriers: Yes | Date of construction: 1994 |
| Current Status: Available after the deed of sale | Garden: Private, 2.000 sq.m. |
| Sea distance: 1.000 meter | Kitchen: Regular Kitchen |
| Antenna : Independent | Storage |
| Fireplace | Air conditioning |
| Electric system : Compliant | Shower |
| Wooden fixtures | Alluminium fixtures |
| Shutters | Sea view |
| Panoramic view | Land : 12000 □ |
| 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 | |

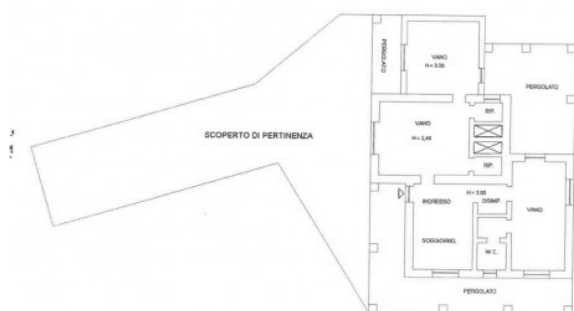


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PIANO TERRA
Hm= 2.70



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