



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

## Independent house for sale in Aradeo

€ 69.000

Ref. CBI069-1827-132346



**140 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

ARADEO - LECCE - SALENTO

A few steps from the city centre, we offer for sale an **ancient building** of about 125 sqm with storage and **stars vaults**.

The main house is about 55 sqm consists three rooms, a kitchen and a bathroom and it's characterized by stars vaults.

The storage on the back side, with exposed star vaults, is about 70 sqm and its height is about 6 mt. It has an independent entrance, it is connected to the main house and gives access to the roof terrac. Thanks to its large size it could be used in multiple ways and **under the original floor there are storage tanks where in the past the processing of wine was made.**

The whole property is spread on a single level, it is completed by a small private outdoor area and it is in need of renovation works

The property lends itself well to being used both as an excellent investment in terms of accommodation facilities and as main residence.

Aradeo is 13 km far from the beaches of Ionian Sea, 15 km from Adriatic Sea, 30 km from Lecce e 70 km from Brindisi Airport.

### Certification

Energy Class: G

EPglnr: 144.00 kwh/□

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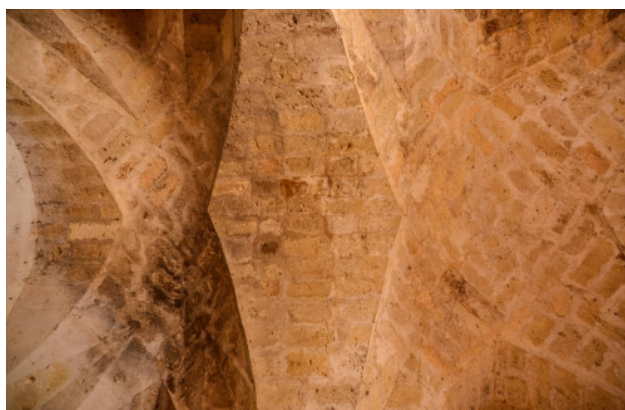


## Features

|  |                                     |
|--|-------------------------------------|
| Property ID: CBI069-1827-132346                  | Contract: Sale                      |
| Categoria: Independent house                     | Address: Via Giacomo Matteotti      |
| Zip Code: 73040                                  | Municipality: Aradeo                |
| Total sqm: 140 sq.m.                             | Livable surface: 125.00             |
| Bedrooms: 2                                      | Bathrooms: 1                        |
| Rooms: 4   | Internal condition: To be renovated |
| Floor: Ground Floor                              | Total floors: 1                     |
| Current Status: Available after the deed of sale | Sea distance: 13.000 meter          |
| Kitchen: Regular Kitchen                         | Garage: Shed, 75 sq.m.              |
| Storage  | Fireplace                           |
| Shower   | Wooden 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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