



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

## Apartment for sale in Lecce

€ 210.000

Ref. CBI069-829-132364



**180 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

### LECCE

We offer for sale a large apartment of approx. 170 sqm located in Viale Marche, an area full of services and a short walk from the city centre.

The property has a garage and it is located on the fourth floor of a building with lift.

The whole surface, the size of the spaces at the entrance of it and the current layout of the interior spaces allow an easy division of the property into two residential units.

The apartment is very bright thanks to the double view and it consists of entrance hall, double living room, eat-in kitchen with storage, hallway, three bedrooms and two bathrooms.

Furthermore, it overlooks two balconies of approx. 7 and 10 sqm which run along the entire length of the house and on both sides.

A garage of about 18 sqm located in the basement completes the apartment.

The strategic position makes it possible to reach in a short walk the city center and the main services and commercial activities in the immediate; it also allows an easy and rapid exit from the city, thanks to the proximity of the access to the provincial road leading from Lecce to Maglie and the ring road.

The property turns out to be the ideal choice both for those looking for an apartment as a main residence and for those intending to buy for investment use.

It is 12 km from the nearest Salento beaches, 40 km from Otranto, 28 km from Gallipoli and 45 km from Brindisi Airport.

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



## Certification

Energy Class: G : 158.77 kwh/□

## Features

Property ID: CBI069-829-132364	Contract: Sale
Categoria: Apartment	Address: Viale Marche
Zip Code: 73100	Municipality: Lecce
Total sqm: 180 sq.m.	Livable surface: 170.00
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: 4	Total floors: 5
Independent heating: Heating	Lift: Yes
Date of construction: 1968	Current Status: Available after the deed of sale
Condominium costs: € 60	Balconies: Present
Sea distance: 12.000 meter	Kitchen: Regular Kitchen
Garage: for one car, 18 sq.m.	Antenna : Independent
SAT Tv : Independent	High-speed internet connection
Fastweb connection	Electric system : Compliant with the building regulations of the time
Wooden fixtures	Roller 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	







