



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

€ 1.500.000

Ref. CBI069-1485-132372



**1.100 sq.m. | Bathrooms: 16 | Bedrooms: 8 | Rooms: 16**

GALLIPOLI - LECCE - SALENTO

Just 300 meters from the crystal clear sea of Baia Verde and its beautiful golden beaches, we offer for sale a large real estate complex consisting of 8 independent residential units, for a total surface area of approx. 1000 sqm.

The complex is arranged on two levels; 4 apartments are located on the ground floor, while the other 4 on the first one, for a total surface of 60 sqm each.

They all consists of an open living room/dining area, kitchen, double bedroom and two bathrooms, one in the living area and the other one next to the bedroom.

All the apartments, in addition to having an independent entrance, have an outdoor space, i.e. a paved garden on the ground floors ranging from 30 to 80 sqm and large balconies of about 25 smq for the apartments on the first floor.

The strategic position makes this real estate complex particularly interesting to be purchased for investment use.

The property is in fact located just a few meters from the beautiful beaches of Baia Verde and its beach clubs, and a few minutes from the charming historic center of Gallipoli.

It is also approx. 35 km from Santa Maria di Leuca, 30 km from Porto Cesareo, 45 km from Otranto and Lecce and 75 km from Brindisi Airport.

### Certification

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VAT 04954530962



Energy Class: G

EP<sub>glnr</sub>: 124.77 kwh/□

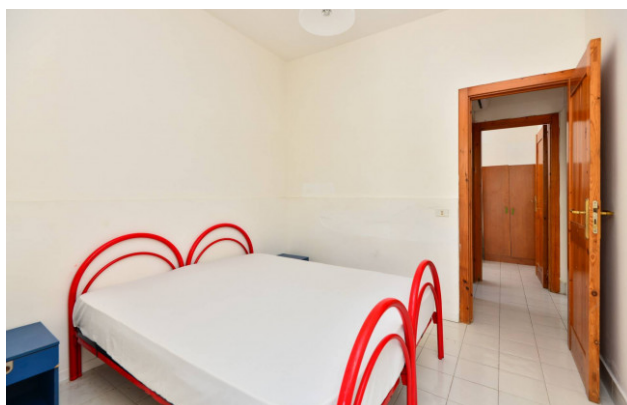
## Features

Property ID: CBI069-1485-132372	Contract: Sale
Categoria: Villa	Address: Vico del Ligustro
Zip Code: 73014	Municipality: Gallipoli
Total sqm: 1.100 sq.m.	Livable surface: 1000.00
Bedrooms: 8	Bathrooms: 16
Rooms: 16	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Date of construction: 1991	Current Status: Available after the deed of sale
Balconies: Present, 122 sq.m.	Garden: Private, 360 sq.m.
Sea distance: 300 meter	Kitchen: Kitchenette
Antenna : Independent	SAT Tv : Independent
Storage	High-speed internet connection
Fastweb connection	Electric system : Compliant with the building regulations of the time
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	





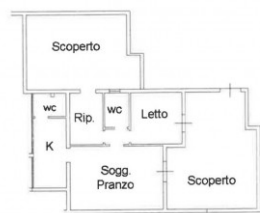
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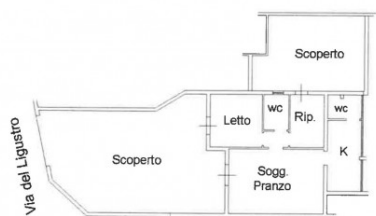


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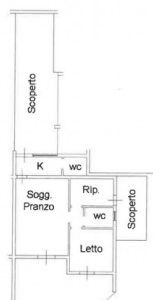
PIANO TERRA  
H=2,95



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