



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

Townhouse for sale in Casarano

€ 130.000

Ref. CBI069-1827-132381



140 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

CASARANO - LECCE - SALENTO

A few meters from the center of Casarano, and in a residential area characterized by a complex of terraced houses, we are pleased to offer for sale a small villa of approx. 120 sqm arranged on two main levels and a basement, with garden, garage and private roof terrace.

The house is in good internal condition and it is ready to be lived; however, some small renovation works are needed, as well as an upgrade on the energy performance.

The small open space on the front side also serves as an entrance and leads to the living area on the mezzanine floor which has a large open living room, kitchen with fireplace and bathroom. An internal staircase covered in marble leads to both the first floor and the basement.

On the first floor there are three spacious bedrooms, including a double bedroom and two single ones, and a large bathroom with window.

The basement floor is composed as follows: garage of approximately 20 sqm with easy access from the street front, boiler room and large cellar of approx. 20 sqm.

The house is completed by a beautiful garden of approximately 70 sqm which also enjoys excellent privacy, 4 balconies, two of which overlook the street and two facing the back side of the villa and a roof terrace of approx. 50 sqm with a panoramic view of the city.

Casarano is just 15 km from the beautiful beaches and the crystal clear sea of the Ionian Sea, 45 km from Lecce, 40 km from Otranto on the Adriatic coast, 85 km from Brindisi Airport and 200 km from Bari International Airport.

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

VAT 04954530962



Certification

Energy Class: F

EP_{glnr}: 103.14 kwh/□

Features

Property ID: CBI069-1827-132381

Contract: Sale

Categoria: Townhouse

Address: Via dei Basiliani

Zip Code: 73042

Municipality: Casarano

Total sqm: 140 sq.m.

Livable surface: 120.00

Bedrooms: 3

Bathrooms: 2

Rooms: 5

Internal condition: Discreet

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 1990

Current Status: Available after the deed of sale

Balconies: Present, 20 sq.m.

Garden: Private, 50 sq.m.

Sea distance: 15.000 meter

Kitchen: Regular Kitchen

Garage: for one car, 20 sq.m.

Antenna : Independent

High-speed internet connection

Fastweb connection

Fireplace

Telephone system

Shower

Wooden fixtures

Shutters

Panoramic view

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

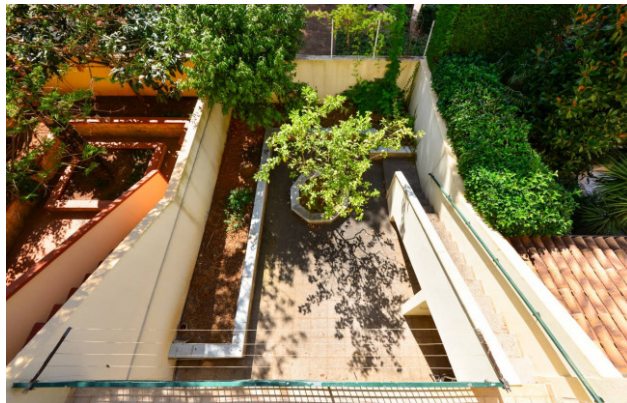
High school

Bar

Post offices

Shopping centres

Municipal office



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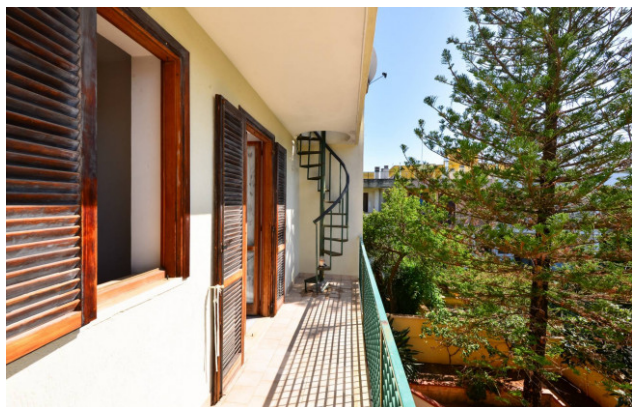
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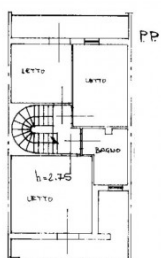
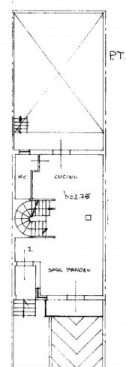
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