



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

Chalet for sale in Alliste

€ 235.000

Ref. CBI069-1827-132385



260 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

ALLISTE - LECCE - SALENTO

In Alliste, more precisely in the area called Capilungo and a few hundred meters from the sea, we offer for sale a detached villa on one level with large outdoor areas and private garden.

The property, built in the early 1980s, is approximately 140 sqm, while the external space including porches, pergolas and garden is approximately 400 sqm.

It consists of a large entrance hallway, living room, kitchen with adjoining small pantry, two double bedrooms and two bathrooms, as well as a large multipurpose room used as a garage. It also has a private roof terrace.

The house is in good internal condition and is therefore immediately livable; however, it requires some measures that can improve its energy performance.

Thanks to its proximity to the sea, the property is certainly an excellent solution as a holiday home but, being just a few minutes from the municipality of Alliste and in an area with the main services open all year round, it also lends itself well to becoming a first home to live even in winter.

Works for the connection of the area to the public aqueduct are underway; these services are currently available through a tank and private well.

The house is about 500 meters from the sea and it is located on the Ionian side of Salento, with low cliffs and crystal clear sea full of easily accessible inlets; the area is also characterized by the typical Mediterranean scrub and a long pedestrian path on the cliff close to the sea which allows you to walk along paths immersed in nature and admire the beauty of the coast.

The first sandy beaches are located in Marina di Mancaversa, a few minutes drive north towards Punta Pizzo nature reserve, Gallipoli

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bay and Baia Verde beaches; the seaside locations around the town of Ugento are only a little further away.
Alliste is 56 km from Lecce and approximately 105 km from Brindisi Airport.

Certification

Energy Class: F

EPgInr: 125.91 kwh/□

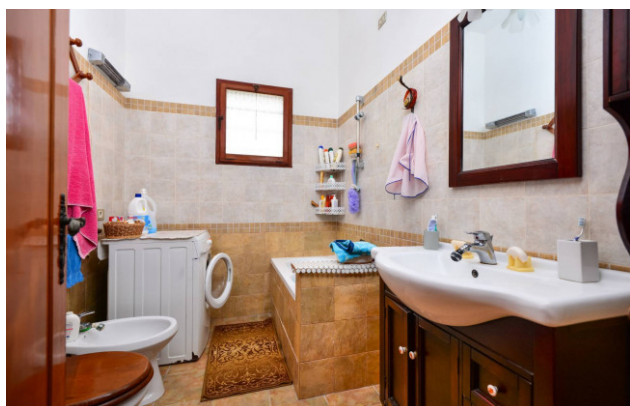
Features

Property ID: CBI069-1827-132385	Contract: Sale
Categoria: Chalet	Address: Via Albert Einstein
Zip Code: 73040	Municipality: Alliste
Total sqm: 260 sq.m.	Livable surface: 140.00
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: Ground Floor	Total floors: 1
Independent heating: Air-Conditioned	Parking space: Carport
No architectural barriers: Yes	Date of construction: 1978
Current Status: Available after the deed of sale	Garden: Private, 200 sq.m.
Sea distance: 500 meter	Kitchen: Regular Kitchen
Garage: for one car, 16 sq.m.	: Yes
Antenna : Independent	Fireplace
Air conditioning	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Roller shutters	Land : 250 □
Airport distance	Shops distance or nearest city

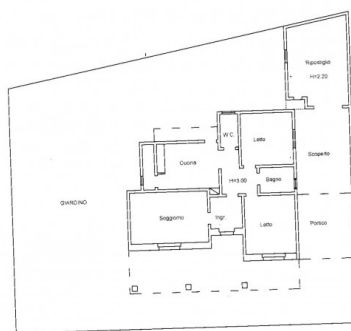
Nearby

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

Via EINSTEIN

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