



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 Nociglia

€ 155.000

Ref. CBI069-1827-132386



**200 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

### NOCIGLIA - LECCE - SALENTO

In the municipality of Nociglia, a village located in the lower part of Salento a few kilometers from the wonderful seaside towns of the Adriatic coast, we are delighted to offer for sale a house located on the ground floor of a two-family residential context having with three independent entrances (one of which is equipped with a ramp for disabled access), one on Via Mameli and other two on Via della Libertà and can also be used as an accommodation facility.

The apartment, built in 2003, is about 180 sqm and it consists of a large and elegant entrance; on the left side of it, there are two bedrooms and one bathroom.

The house also has a double living room, a kitchen with fireplace, a dining room, a storage room and a second bathroom.

The kitchen has access to a large garden of approx. 250 sqm, partly paved and partly planted with fruit trees, where there is a small room of about 20 sqm used as storage.

The property is equipped with alarm system, natural gas heating with a new boiler and PVC window frames with double glazing and mosquito nets.

Nociglia is just 12 km from the famous seaside towns of the Adriatic coast such as Castro, Santa Cesarea Terme and Tricase. It is also 36 km from Gallipoli, on the Adriatic side, 40 km from Lecce and 92 km from Brindisi Airport.

### Certification

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Energy Class: E

EPglnr: 92.10 kwh/□

## Features

Property ID: CBI069-1827-132386	Contract: Sale
Categoria: Chalet	Address: Viale della Libertà
Zip Code: 73020	Municipality: Nociglia
Total sqm: 200 sq.m.	Livable surface: 180.00
Bedrooms: 2	Bathrooms: 2
Rooms: 3	Internal condition: Good
Floor: Ground Floor	Total floors: 2
Independent heating: Heating	Date of construction: 2003
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private	Sea distance: 12.000 meter
Kitchen: Regular Kitchen	: Yes
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
Airport distance	Shops distance or nearest city

## Nearby

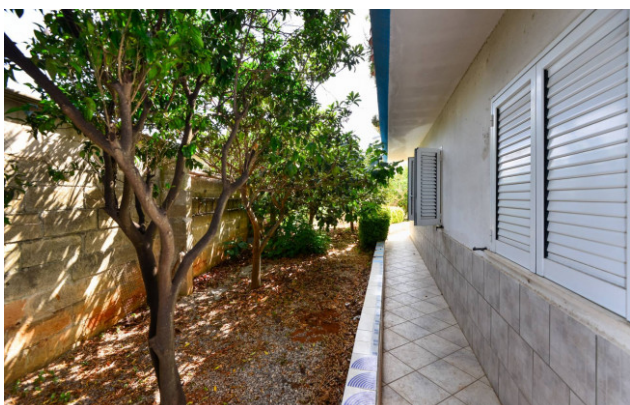
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





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