



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

Independent house for sale in Sannicola

€ 160.000

Ref. CBI069-1389-132388



350 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

SANNICOLA - LECCE - SALENTO

Just 8 km from the crystal clear sea of the Ionian coast, we offer for sale a characteristic townhouse of approximately 150 sqm with private roof terrace.

The house is located on the first floor and it consists of an open living room, three bedrooms, a bathroom and a spacious dining area with an old wood-burning kitchen that overlooks two small outdoor areas.

All rooms are characterized by high ceilings with typical star vaults.

On the ground floor, the house has a large and ancient cellar with star vaults in exposed stone, for a further surface area of 150 sqm, with a small garden behind it.

The property can be reached both independently from the street front and from the cellar.

The same stairwell leads to the roof terrace.

Thanks to its strategic position, the property lends itself well to being used both as a main residence and for investment use.

Sannicola is just 8 km from Gallipoli and the most beautiful beaches of the Ionian coast such as Rivabella and Baia Verde; it is also a few kilometers from the famous seaside locations of Santa Maria al Bagno and Santa Caterina; 40 km from Otranto, on the Adriatic coast, 30 km from Lecce and 80 km from Brindisi Airport.

Certification

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

VAT 04954530962



Energy Class: G

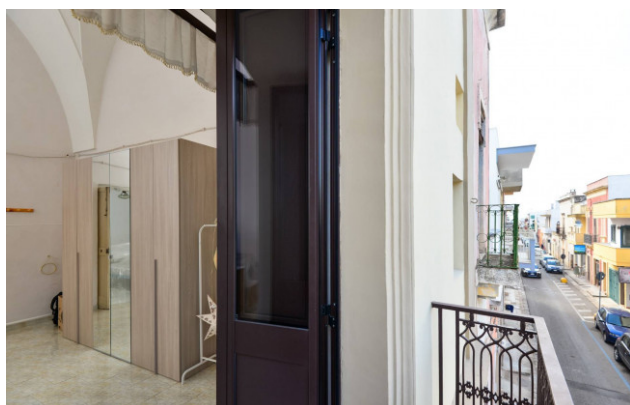
EP_{glnr}: 316.57 kwh/□

Features

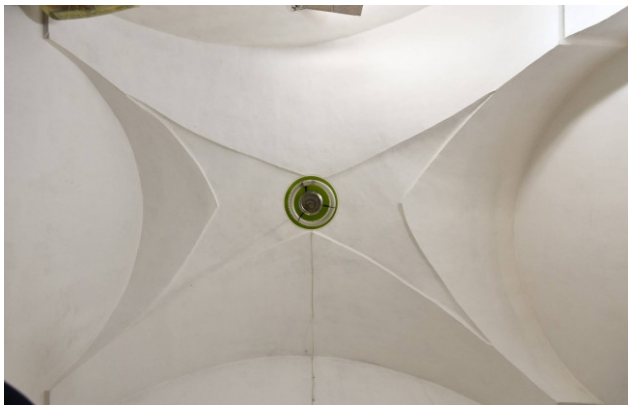
Property ID: CBI069-1389-132388	Contract: Sale
Categoria: Independent house	Address: Via Regina Elena
Zip Code: 73017	Municipality: Sannicola
Total sqm: 350 sq.m.	Livable surface: 300.00
Bedrooms: 3	Bathrooms: 1
Rooms: 4	Internal condition: Discreet
Floor: 1	Total floors: 1
Current Status: Available after the deed of sale	Balconies: Present, 30 sq.m.
Sea distance: 5.000 meter	Kitchen: Regular Kitchen
Antenna : Independent	High-speed internet connection
Cellar : 150 □	Fastweb connection
Electric system : Compliant with the building regulations of the time	Shower
Wooden fixtures	Aluminium 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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