



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

Villino for sale in Martina Franca

€ 265.000

Ref. CBI069-1389-132393



280 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

MARTINA FRANCA - VALLE D'ITRIA

Nestled among the centuries-old olive trees, the dry-stone walls and the red color of the land, we offer for sale in the heart of the suggestive Valle d'Itria a villa set on two levels, ground floor and first floor, for a total surface area of approx. 230 sqm, with a characteristic trullo and large surrounding land.

Located in Contrada Caliendo, about 2 km from Martina Franca, the property consists on the first floor of large open living room with fireplace, kitchen, three bedrooms and one bathroom, for a surface area of approximately 100 sqm. It overlooks two large balconies which offer a suggestive panoramic view of the surrounding area and the other towns of Valle d'Itria.

The ground floor, of approx. 130 sqm, has a storage, two multipurpose rooms, an additional bathroom and a large room used as garage.

It is surrounded by its own land of almost 6.000 sqm embellished with olive trees and a characteristic trullo of about 20 sqm to be restored. The garden, and therefore the entire property, is fenced by a characteristic dry-stone wall.

The property is the ideal choice for those who love living a short distance from the city but in close contact with nature and in complete tranquility and privacy.

Martina Franca is certainly one of the most renowned places in Valle d'Itria, well known, for example, for the beautiful Basilica of San Martino and the Palazzo Ducale, as well as being in a strategic position from which it is possible to reach in a few minutes places such as Locorotondo, just 6 km away, Cisternino 10 km, Alberobello 15 km, and the famous White City, Ostuni, 25 km away.

From Martina Franca it is possible to easily reach both the Adriatic and Ionian beaches and the suggestive coasts of the city of Taranto; it is 65 km from Brindisi Airport and about 90 km from Bari International Airport.

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

VAT 04954530962



Certification

Energy Class: G

EP_{glnr}: 144.40 kWh/□

Features

Property ID: CBI069-1389-132393

Contract: Sale

Categoria: Villino

Address: Contrada Caliendo

Zip Code: 74015

Municipality: Martina Franca

Total sqm: 280 sq.m.

Livable surface: 230.00

Bedrooms: 3

Bathrooms: 2

Rooms: 4

Internal condition: Restored

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 1960

Current Status: Available after the deed of sale

Balconies: Present, 10 sq.m.

Terrace: Present, 10 sq.m.

Sea distance: 25.000 meter

Kitchen: Regular Kitchen

Antenna : Independent

Fireplace

Air conditioning

Parquet

Electric system : Compliant

Shower

Aluminium fixtures

Panoramic view

Land : 5500 □

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

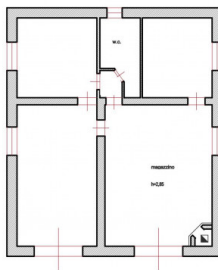
Shopping centres

Municipal office

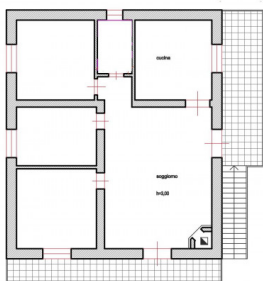


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PIANO TERRA



PIANO PRIMO