



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 Nardò

€ 225.000

Ref. CBI069-1827-132395



120 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

NARDO' - LECCE - SALENTO

A few minutes from the sea, more precisely in the Cenate area, in a quiet and well-served area, we offer for sale a semi-detached villa of approx. 120 sqm on a total plot of approx. 450 sqm.

The house is arranged over a single level and has a large paved outside area of approx. 330 sqm which surrounds the house on three sides and the private roof terrace.

A lovely veranda is the entrance to the house which consists, in the living area, of an entrance hall, a large and bright dining room with open kitchen and one bathroom.

The sleeping area features two spacious double bedrooms, both embellished with high ceilings with ancient star vaults.

In the external part there is a small room used as a laundry, a relaxation area with a large stone table and barbecue corner and a parking space.

The house is connected to all utilities, the aqueduct and the public sewage system and methane gas.

It is also equipped with air conditioners and radiators, therefore it is livable all year round.

The property includes a photovoltaic system of approx. 3.6 kW and the private roof terrace which offers a pleasant view of the surrounding green landscape and which furthermore allows, thanks to the presence of an outside kitchen, to spend relaxing moments, lunches and dinners, outdoors.

The privileged position, just 2 km from the beautiful seaside locations of Santa Maria al Bagno and Santa Caterina, as well as the proximity to Porto Selvaggio nature reserve and the suggestive beaches in the north area of Gallipoli, make this house the ideal choice both for those looking for a main residence, set in a quiet context surrounded by nature, and for those wishing to make a purchase for

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investment purposes.

The property is also 6 km from the town of Nardò, 12 km from Gallipoli, 33 km from Lecce and 80 km from Brindisi Airport.

Certification

Energy Class: G

EPgl_{nr}: 133.68 kwh/□

Features

Property ID: CBI069-1827-132395	Contract: Sale
Categoria: Chalet	Address: via Gioacchino Toma
Zip Code: 73048	Municipality: Nardò
Total sqm: 120 sq.m.	Livable surface: 100.00
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: Good
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1960	Current Status: Available after the deed of sale
Garden: Private, 330 sq.m.	Sea distance: 2.000 meter
Kitchen: Regular Kitchen	Antenna : Independent
Porch : 25 □	Air conditioning
Electric system : Compliant with the building regulations of the time	Shower
Wooden fixtures	Aluminium fixtures
Roller shutters	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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