



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

Apartment for sale in Martano

€ 90.000

Ref. CBI069-553-132400



60 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

MARTANO - LECCE - SALENTO

In the heart of Salento, more precisely in Martano, we offer for sale an enchanting one-bedroom apartment of approx. 50 sqm located in a typical courtyard house ("casa a corte") dating back to 1800s, with fascinating star and barrel vaults, and an outdoor area in the private courtyard.

This lovely house is set on three levels, which are distributed as follows:

- the entrance is characterized by a beautiful star vault and a characteristic stone wall, and it is perfect as a welcoming sitting area with a comfortable corner sofa, TV and an elegant pellet fireplace;
- going upstairs, four steps lead to the double bedroom, also characterized by a star vault with exposed stone, tastefully furnished, which includes a comfortable wooden double storage bed with bedside tables, chest of drawers and a useful four-door wardrobe with mirror. The room is bright and equipped with a brand new air conditioner;
- going down five steps from the entrance-living room, you enter the area below, once the place for the mule, now transformed into a kitchen with bathroom. Both spaces are bright thanks to the windows with wooden frames and bottom-hung double glazing. The kitchen features an induction hob, a comfortable L-shaped worktop, a fan-assisted electric oven, a fridge and a top-loading washing machine. The ceiling here is characterized by a typical barrel vault.

The outdoor space is a private courtyard of approximately 35-40 sqm, shared with another house, delimited by a gate.

The part in front of the house is of exclusive relevance, furnished with an equipped gazebo with closable curtains to guarantee privacy.

Everything is enriched by splendid ornamental plants and flowers that create a unique atmosphere, an oasis of tranquility and



serenity.

The courtyard is slightly set back from the road, making it a very quiet and private place.

The house offers all the comforts with an almost zero economic impact, thanks to the heating system based on the pellet fireplace which is ducted throughout the house, and the energy-saving LED lighting. It has a Smart TV, possibility of activating the ADSL Wi-Fi connection, air conditioning, induction hob, insulated wooden window frames with thermal break, mosquito nets, external walls insulated with a 5-cm-thick thermal coat and 40-cm-thick masonry in Lecce stone, which guarantee a warm home in winter and a cool temperature in summer.

Furthermore, the house has a private roof terrace.

The house is for sale fully furnished and ready to move in, it does not require any work.

All furnishings are new and of the highest quality.

In addition to the furnishings, the price also includes all the appliances currently present.

Located in the historic center (non-limited traffic area) of the municipality of Martano, just 20 km from Lecce and 10 km from the sea (Otranto, Torre dell'Orso, Alimini, Santa Cesarea, Castro), and about 40 minutes from the airport of Brindisi, this property certainly represents an ideal investment, either as holiday home or a pied-à-terre in a location with a mild climate and good weather for most of the year, or as a property to be rented out (with excellent summer rental potential for tourists).

Certification

Energy Class: E

EPglnr: 174.92 kwh/□

Features

Property ID: CBI069-553-132400

Contract: Sale

Categoria: Apartment

Address: Via Stefano Sergio

Zip Code: 73025

Municipality: Martano

Total sqm: 60 sq.m.

Livable surface: 50.00

Bedrooms: 1

Bathrooms: 1

Rooms: 2

Internal condition: Restored

Floor: Multi-Storey

Total floors: 3

Independent heating: Heating

Date of construction: 1800

Current Status: Available after the deed of sale

Terrace: Present

: 1

Sea distance: 10.000 meter

Kitchen: Kitchenette

Antenna : Independent

SAT Tv : Independent

High-speed internet connection

Fastweb connection

Air conditioning

Electric system : Compliant

Shower

Wooden fixtures

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

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- Lecce (LE) - (+39) 0832 099369

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

VAT 04954530962



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

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

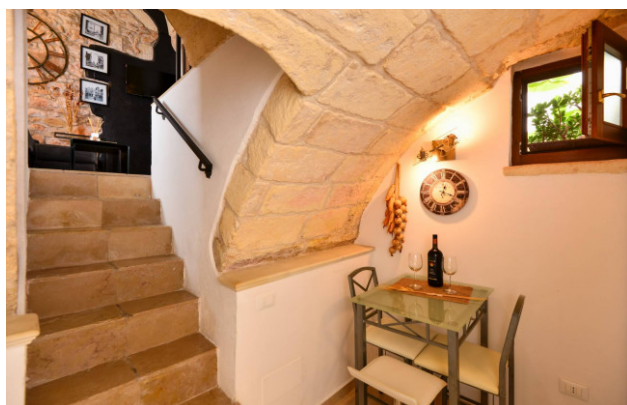
□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

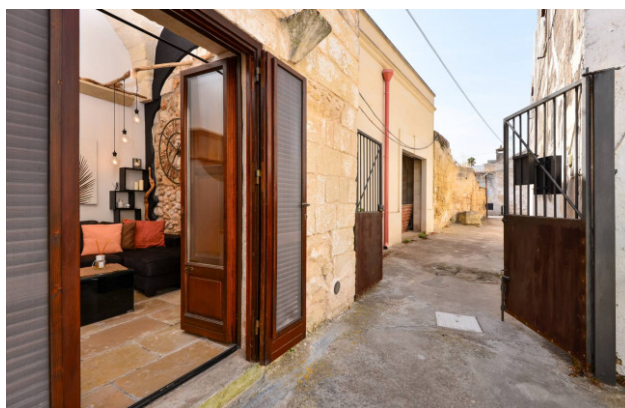
- Lecce (LE) - (+39) 0832 099369

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

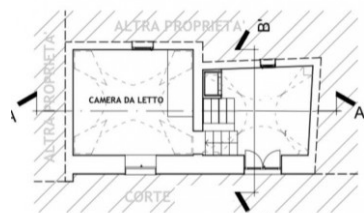
VAT 04954530962



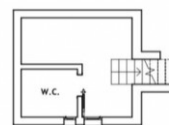
Gruppo Bodini
 □ LECCE - Via 95 Reggimento Fanteria, 11
 □ MAGLIE - Via Trento e Trieste, 22
 □ GALLIPOLI - Corso Roma, 7
 - Lecce (LE) - (+39) 0832 099369
 lecce@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962



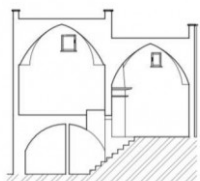
Gruppo Bodini
 □ LECCE - Via 95 Reggimento Fanteria, 11
 □ MAGLIE - Via Trento e Trieste, 22
 □ GALLIPOLI - Corso Roma, 7
 - Lecce (LE) - (+39) 0832 099369
 lecce@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962



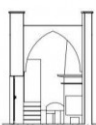
PIANTA PIANO TERRA



PIANTA PIANO SEMINTERRATO



SEZIONE A-A'



SEZIONE B-B'



PROSPETTO