



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

## Villa for sale in Lecce

€ 330.000

Ref. CBI069-1581-132404



**500 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5**

### LECCE

A few kilometers from the city, surrounded by greenery and located in a context of independent homes, we offer for sale a villa of approximately 280 sqm on two levels, mezzanine and basement, with a large private garden.

A long avenue surrounded by the green of the lush garden leads to the house, which welcomes us in a large veranda.

Inside there is a living room with fireplace, a spacious eat-in kitchen, double bedrooms and two bathrooms, one of which is inside one of the bedrooms.

In the basement, large room with fireplace, another multipurpose room and a further bathroom.

The villa is surrounded by a large and well-kept garden of approximately 4,500 sqm, embellished with ornamental plants and trees of various kinds, which offers a pleasant view on the green from all rooms of the house.

The villa has a 6.5 kWh photovoltaic system, a methane heating system with radiators and a ducted pellet stove.

It is located just 5 km from the beaches of the Adriatic coast, 50 km from Gallipoli on the Ionian side and 35 km from Brindisi Airport.

### Certification

Energy Class: D

EPgInr: 169.17 kwh/□

#### 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



## Features

Property ID: CBI069-1581-132404	Contract: Sale
Categoria: Villa	Address: Via Isabella d'Amato
Zip Code: 73100	Municipality: Lecce
Total sqm: 500 sq.m.	Livable surface: 280.00
Bedrooms: 3	Bathrooms: 3
Rooms: 5	Internal condition: Good
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1988	Current Status: Available after the deed of sale
Garden: Private, 4.500 sq.m.	Sea distance: 5.000 meter
Kitchen: Regular Kitchen	Antenna : Independent
Porch : 20 □	Fireplace
Air conditioning	Electric system : Compliant with the building regulations of the time
Shower	Alluminium 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	

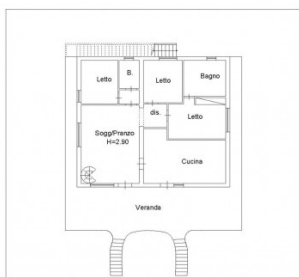




**Gruppo Bodini**  
 □ LECCE - Via 95 Reggimento Fanteria, 11  
 □ MAGLIE - Via Trento e Trieste, 22  
 □ GALLIPOLI - Corso Roma, 7  
 - Lecce (LE) - (+39) 0832 099369  
 lecce@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962







Pianta piano rialzato  
Via Isabella D'amato



Pianta piano seminterato