



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 Nardò

Santa Caterina

€ 1.200.000

Ref. CBI069-613-132407



500 sq.m. | Bathrooms: 4 | Bedrooms: 8 | Rooms: 12

NARDO' (Santa Caterina) - LECCE - SALENTO

In the charming seaside town of Santa Caterina, just 300 meters from the crystalline sea of the Ionian coast and in a panoramic position, we are delighted to offer for sale an elegant villa of approx. 340 sqm on two levels and immersed in a large pine forest of about 3,000 sqm.

The villa was built in 2010 with high-quality materials and finishes.

It is currently divided into 4 residential units of about 85 sqm each, 2 of which are located on the ground floor and the other 2 on the first one, each with an independent entrance.

The apartments consist of open living room with separate kitchenette, hallway, two double bedrooms and one bathroom.

Both the apartments on the ground floor and those ones on the first floor overlook large verandas equipped with tables and chairs of approx. 25 sqm.

From the verandas on the first floor, via external stairs, it is possible to reach the roof terrace of the villa which offers a suggestive panoramic view of the sea and the beautiful "Torre dell'Alto", one of the characteristic Saracen watchtowers which are scattered all along the coast of Salento.

An elegant dry-stone wall separates the four gardens belonging to the four different units, thus allowing access to each of them independently.

The villa is surrounded by the large pine forest which offers a nice green view and a quiet and relaxing atmosphere.

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VAT 04954530962



The front are, which also acts as the entrance to the property, there is a large car parking space.

The villa is sold complete with furnishings.

The current division into 4 residential units guarantees high profitability for those wishing to make a purchase for investment purposes.

However, the property can be easily modified by transforming it either into a single villa on two levels or a semi-detached house, depending on the personal needs.

Santa Caterina, a seaside town located in the municipality of Nardò, is just a few minutes from the most beautiful locations on the Ionian coast such as Santa Maria al Bagno and the Porto Selvaggio nature reserve. It is also 15 km from Gallipoli, 19 km from Porto Cesareo, 65 km from Otranto, on the Adriatic coast, 35 km from Lecce and 82 km from Brindisi Airport.

Certification

Energy Class: C

EPglnr: 72.88 kwh/□

Features

Property ID: CBI069-613-132407	Contract: Sale
Categoria: Villa	Address: Via Panoramica
Zip Code: 73050	Municipality: Nardò
Zona: Santa Caterina	Total sqm: 500 sq.m.
Livable surface: 330.00	Bedrooms: 8
Bathrooms: 4	Rooms: 12
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 2010
Current Status: Available after the deed of sale	Terrace: Present, 25 sq.m.
Garden: Private, 3.000 sq.m.	Sea distance: 300 meter
Kitchen: Kitchenette	Terrace : 25 □
Antenna : Independent	SAT Tv : Independent
High-speed internet connection	Fastweb connection
Air conditioning	Electric system : Compliant
Alluminium fixtures	Shutters
Sea view	Panoramic view
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

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Post offices

Shopping centres

Municipal office

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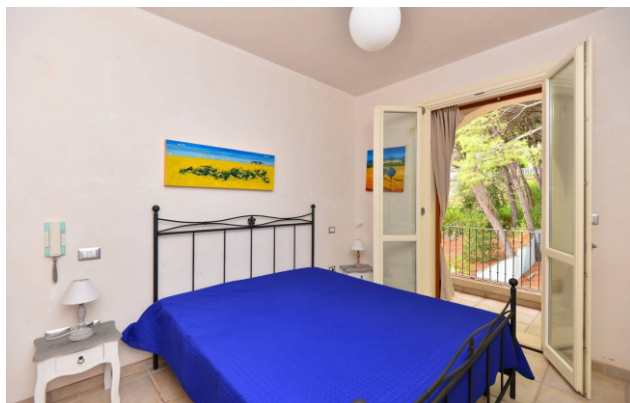
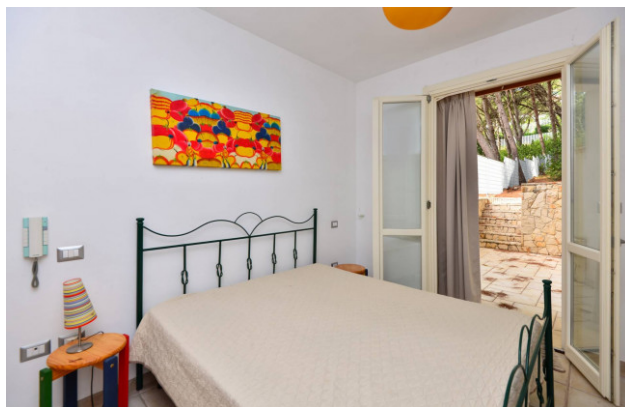
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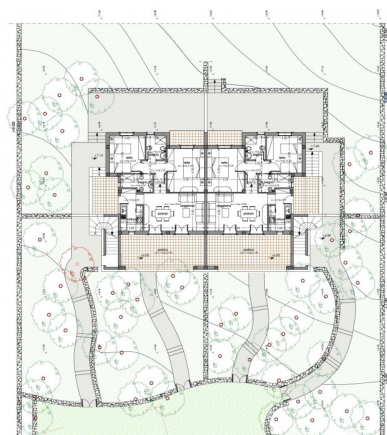
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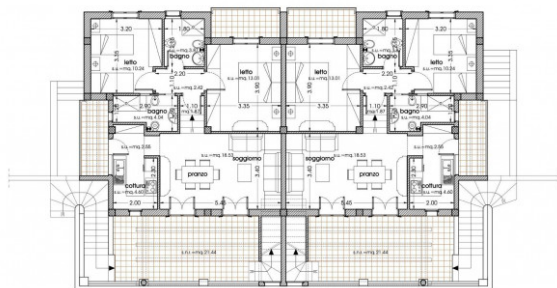
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Pianta Piano Terra
rapp. 1:100



Pianta Piano Primo
rapp. 1:100

