



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 San Cesario di Lecce

€ 480.000

Ref. CBI069-553-132409



550 sq.m. | Bathrooms: 4 | Bedrooms: 2 | Rooms: 7

SAN CESARIO - LECCE - SALENTO

Located in a residential area, villa of approx. 220 sqm on two levels, ground floor and basement, with a large private garden of about 4.200 sqm now available for sale.

On the ground floor, measuring approximately 110 sqm, the house welcomes us into a spacious living area consisting of a sitting room and a dining area with an open kitchen.

In the sleeping area there are two large-size double bedrooms and two bathrooms.

All the rooms are made very bright by a large outdoor veranda that is the entrance to the house and surrounds it on all four sides, for a total area of about 100 sqm.

On the underground floor, of further 100 sqm, there is a large basement where there are two bathrooms and three large multi-purpose rooms. Two of these, depending on needs, could be turned again into garage.

Despite being lower than street level, the basement is bright and can be easily lived, thanks to the view onto a large courtyard of about 100 sqm which also acts as an independent entrance.

The property is surrounded by a well-kept garden of about 4.200 sqm which offers a suggestive green view from all rooms of the house and features many ornamental plants, trees of various kinds and a small pine forest.

The villa is also equipped with a 10 kWh photovoltaic system.

The villa is just 1 km from Lecce, 19 km from the nearest beaches on the Adriatic coast, 36 km from Gallipoli and 50 km from Brindisi Airport.

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VAT 04954530962



Certification

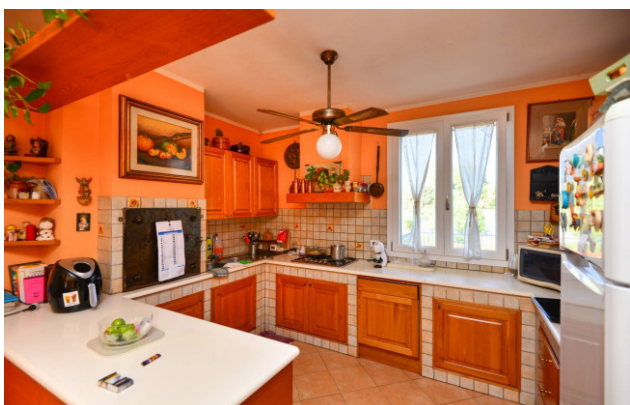
Energy Class: A4

Features

Property ID: CBI069-553-132409	Contract: Sale
Categoria: Villa	Address: Via Pepini
Zip Code: 73016	Municipality: San Cesario di Lecce
Total sqm: 550 sq.m.	Livable surface: 220.00
Bedrooms: 2	Bathrooms: 4
Rooms: 7	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 2009
Current Status: Available after the deed of sale	Balconies: Present, 20 sq.m.
Garden: Private, 4.200 sq.m.	Sea distance: 19.000 meter
Kitchen: Regular Kitchen	Antenna : Independent
Porch : 20 □	SAT Tv : Independent
Storage	High-speed internet connection
Fastweb connection	Electric system : Compliant
Shower	Aluminium fixtures
Shutters	Airport distance
Shops distance or nearest city	

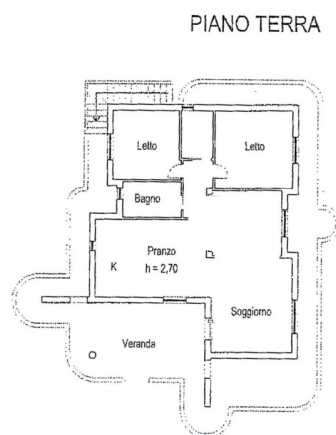
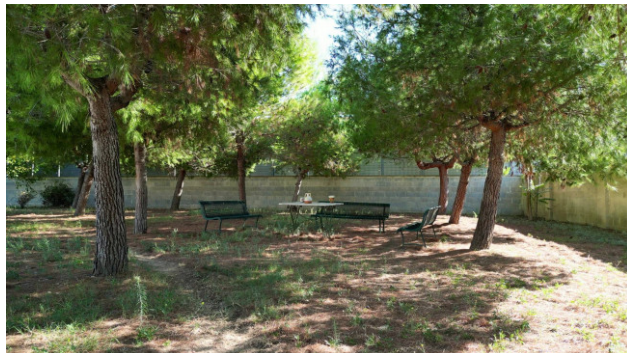
Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



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