



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

Independent house for sale in Maglie

€ 300.000

Ref. CBI069-1148-132414



423 sq.m. | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6

PUGLIA - SALENTO - JERSEYS

In the center of Maglie, close to all the main services, we are pleased to offer for sale a large detached house on the ground floor of approximately 350 m2, with a rear garden of approximately 50 m2, cellar with barrel vault and adjacent commercial space of 50 m2.

You have access to the property via a large and bright entrance, from which you reach the large living room with fireplace; these environments are characterized by beautiful star vaults and parquet floors.

Through a pocket door, you enter the living area, consisting of a large living room, a kitchen with the old economical stove and a storage room, which overlook the rear garden.

A hallway with sitting room, equipped with a large glass door overlooking the garden, leads to the sleeping area, consisting of two bedrooms and a bathroom, creating a harmonious connection between the internal spaces and illuminating every corner of the house.

From the sleeping area you have access to a mezzanine, suitable for use as storage, and to a cellar with a suggestive barrel vault.

Next, via a corridor with access from inside the main house, but also with an independent entrance from the street, you reach the first floor, where there are two further rooms to renovate and a bathroom.

The property, in the rear part, develops in the shape of a "horse's stirrup", inside which there is a private garden which allows you to enjoy total privacy and confidentiality.

The house is completed by a large terrace, a sunny area that offers the possibility of creating an additional private and pleasant outdoor space.

The property requires partial renovation also on the ground floor.

The property also has a commercial space of approximately 50 m2 with independent access from the road but connected internally to

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

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the main house. This space is made up of two rooms, a storage room on the mezzanine and a bathroom. Depending on your needs, it could easily be transformed into a garage.

Maglie is 30 km from Lecce, 30 km from Gallipoli on the Ionian coast, 18 km from Otranto on the Adriatic coast, 40 km from Santa Maria di Leuca, the "Heel of Italy", and 80 km from Brindisi Airport.

Certification

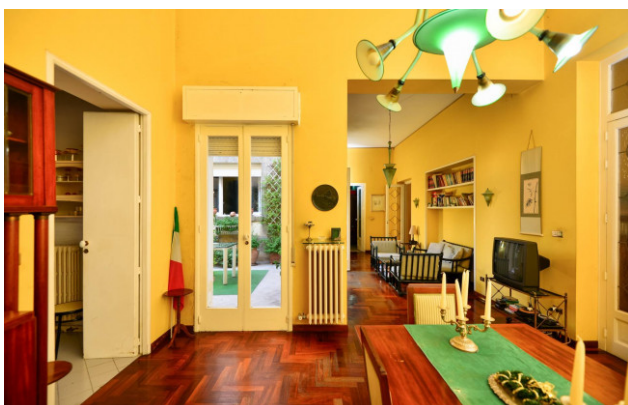
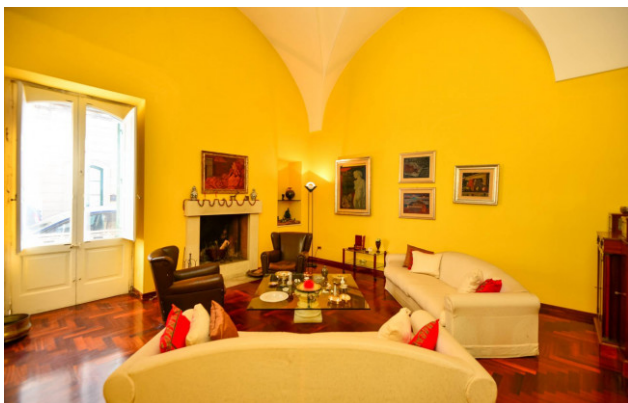
Energy Class: F

Features

Property ID: CBI069-1148-132414	Contract: Sale
Categoria: Independent house	Address: Via Alcide De Gasperi
Zip Code: 73024	Municipality: Maglie
Total sqm: 423 sq.m.	Livable surface: 371.00
Bedrooms: 4	Bathrooms: 2
Rooms: 6	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 1930
Current Status: Available after the deed of sale	Terrace: Present, 100 sq.m.
Garden: Private, 50 sq.m.	Sea distance: 16.000 meter
Kitchen: Regular Kitchen	Terrace : 100 □
High-speed internet connection	Cellar : 20 □
Fireplace	Air conditioning
Parquet	Telephone system
Shower	Wooden fixtures
Shutters	Roller shutters
Airport distance	Shops distance or nearest city
Summary description	

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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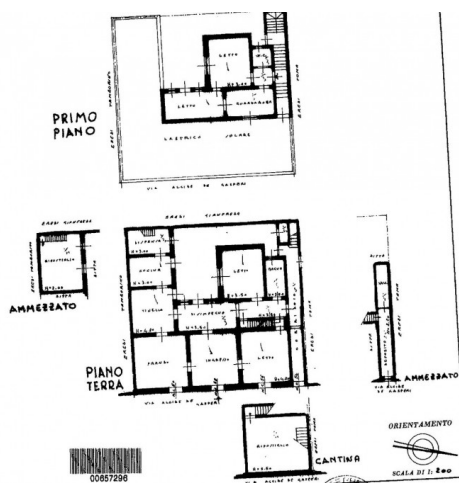
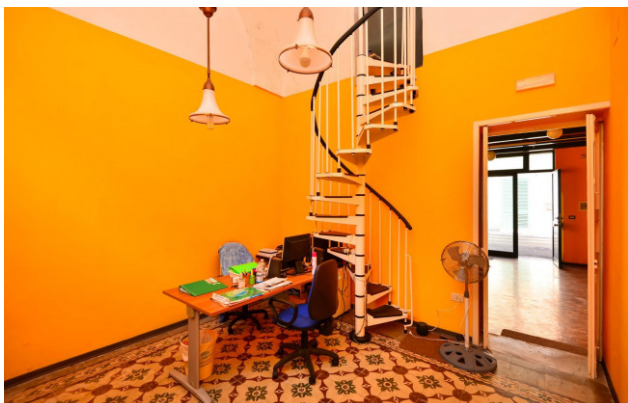
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PIANTA PIANO TERRA

