



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

€ 260.000

Ref. CBI069-1148-132416



371 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 and a barrel-vaulted cellar.

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 comfortable 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 rooms on the first floor, also having independent access, could also represent a solution to be used for income, as well as an annex to the main house.

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

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

VAT 04954530962



The property also requires partial renovation on the ground floor.

Maglie is 80 km from Brindisi airport, 29 km from Lecce, 16 km from Otranto, 31 km from Gallipoli and 40 km from Santa Maria di Leuca.

Certification

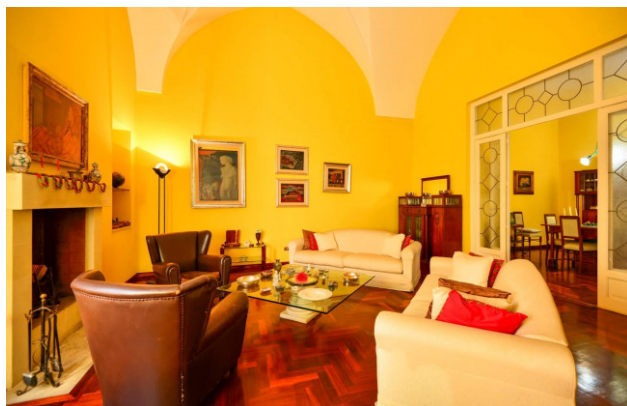
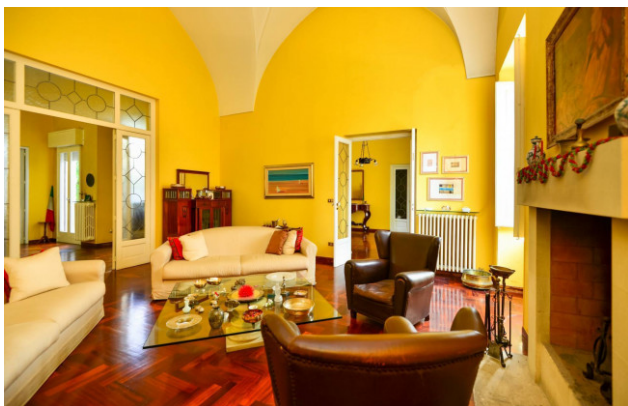
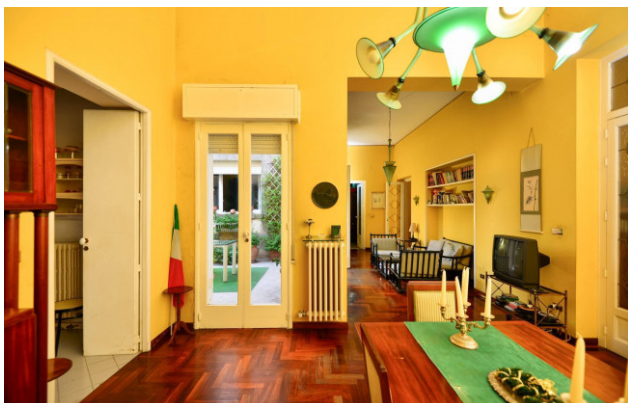
Energy Class: F

Features

Property ID: CBI069-1148-132416	Contract: Sale
Categoria: Independent house	Address: Via Alcide De Gasperi
Zip Code: 73024	Municipality: Maglie
Total sqm: 371 sq.m.	Livable surface: 351.00
Bedrooms: 4	Bathrooms: 2
Rooms: 6	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Current Status: Available after the deed of sale
Garden: Private, 50 sq.m.	Sea distance: 16.000 meter
Kitchen: Regular Kitchen	Antenna : Independent
Storage	High-speed internet connection
Cellar : 25 □	Fireplace
Air conditioning	Parquet
Telephone system	Electric system : Compliant
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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