



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

## Chalet for sale in Melendugno

€ 360.000

Ref. CBI069-2223-132424



**120 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

SAN FOCA (MELENDUGNO) - LECCE - SALENTO

In San Foca, one of the most evocative seaside towns on the Adriatic coast located between Torre Specchia Ruggeri and Roca Vecchia, we offer for sale just 2 km away from the sea a totally independent villa immersed in a large private garden with swimming pool.

A total renovation project on the pre-existing house is currently ongoing and works will be completed by May 2024.

The project provides for a new distribution of internal spaces, so that the new home will consist of a living/dining room with open kitchen, one bathroom and two bedrooms (a double bedroom with en-suite bathroom and a single one), for a total covered area of approx. 50 sqm.

It also involves interventions on the existing water, sewerage and electrical systems, facade modifications with the use local stone, and the replacement of fixtures.

Outside, wooden porticos and pergolas will be built for a total surface of approx. 70 sqm, in order to improve the potential use of the surrounding outdoor area and create shady corners.

A large garden of about 3,500 with a beautiful swimming pool and solarium area surrounds the entire property.

The house will be equipped with a heat pump air conditioning system, a photovoltaic system will be installed on the rooftop for the production of electricity while the production of domestic hot water will be integrated with solar thermal panels.

San Foca, with its small beaches with crystal clear sea, is just a few kilometers from the most beautiful seaside towns on the Adriatic coast such as Torre dell'Orso, Otranto, Roca Vecchia and the nature reserve "Le Cesine". It is also about 30 km from Lecce, about 60 km from Gallipoli and about 75 km from Brindisi Airport.

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## Certification

Energy Class: B

EPgl<sub>nr</sub>: 40.00 kWh/□

## Features

Property ID: CBI069-2223-132424

Contract: Sale

Categoria: Chalet

Address: Via Delle Gerbere - Contrada Marangi

Zip Code: 73026

Municipality: Melendugno

Total sqm: 120 sq.m.

Livable surface: 50.00

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Internal condition: Restored

Floor: Ground Floor

Total floors: 1

Independent heating: Heating

Date of construction: 2023

Current Status: Available after the deed of sale

Garden: Private, 3.500 sq.m.

Sea distance: 2.000 meter

Kitchen: Kitchenette

Antenna : Independent

Air conditioning

Electric system : Compliant

Shower

Alluminium fixtures

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





