



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 Andrano

€ 80.000

Ref. CBI069-1148-132437



175 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

PUGLIA - SALENTO - ANDRANO

In Andrano, a town located on the south-eastern side of Salento, just three kilometers from the coast of the Marina di Andrano, we offer for sale a typical detached Salento house of approximately 170 m², with characteristic star vaults, marble grit floors and an open space behind approximately 60 m².

Thanks to its angular position, the property offers double access from two different streets, one of which consists of a small veranda of exclusive relevance.

The property opens onto a large entrance that leads to the spacious eat-in kitchen with fireplace, which overlooks the open space behind. The entrance also leads to the bright living room with star vaults. There are three bedrooms, also star-vaulted, communicating with each other, and two bathrooms.

The property is completed by an open space behind it of approximately 60 m², equipped with a convenient storage room. There are also two staircases, one leading to the solar paving and another to a large storage room.

Andrano, a small municipality in the lower Salento, is located 3 km from Tricase Porto e Castro, 18 km from S. Maria di Leuca, 22 km from Otranto, 50 km from Lecce and 85 km from Brindisi airport.

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- Lecce (LE) - (+39) 0832 099369

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

VAT 04954530962



Certification

Energy Class: F

Features

Property ID: CBI069-1148-132437	Contract: Sale
Categoria: Independent house	Address: Via Alessandro Manzoni
Zip Code: 73032	Municipality: Andrano
Total sqm: 175 sq.m.	Livable surface: 171.00
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: Good
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private, 60 sq.m.
Sea distance: 4.000 meter	Kitchen: Regular Kitchen
Storage	Wooden fixtures
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	



Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

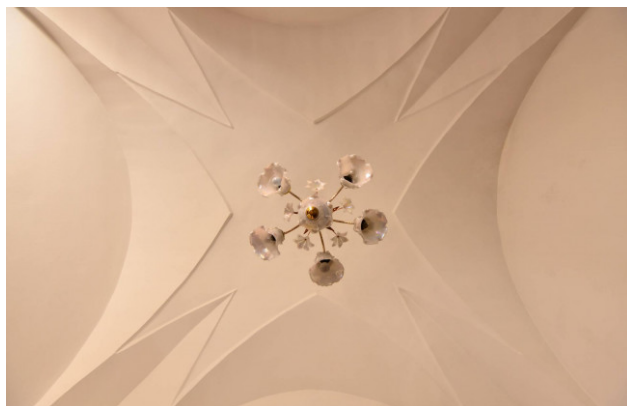
□ MAGLIE - Via Trento e Trieste, 22

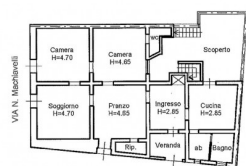
□ GALLIPOLI - Corso Roma, 7

- Lecce (LE) - (+39) 0832 099369

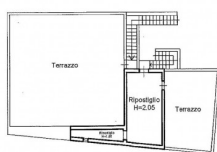
lecce@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962





PIANO TERRA



PIANO PRIMO