



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

Indipendent house for sale in Alessano

€ 235.000

Ref. CBI069-2123-132445



504 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6

PUGLIA - SALENTO - ALESSANO

In the heart of Alessano, we are pleased to offer for sale a detached house of approximately 480 m2, on two levels, with a large rear garden of approximately 200 m2.

The property enjoys a strategic corner position and the house is introduced by a charming patio in front.

The ground floor consists of a large living room with magnificent star vaults and a French window that opens onto a three-arched loggia that leads to the welcoming garden. From the living room you reach the dining room, equipped with a fireplace, and a kitchen in which there is the possibility of creating a large window overlooking the rear garden. On the ground floor there is also a bedroom with en-suite bathroom. The ground floor is completed by a comfortable closet and a bathroom.

An elegant staircase leads to the first floor of the house, where the sleeping area is located, consisting of three double bedrooms, a study and two bathrooms. Two bedrooms overlook a delightful arched balcony, which offers a beautiful view of the town streets, while the third bedroom opens onto a small terrace overlooking the garden. On the mezzanine floor there is an annex with fireplace which has independent access from the garden.

The rear garden, approximately 200 m2 in size, can also be reached from a second entrance which directly overlooks the street.

The property includes a garage and a terrace which offers a suggestive 360 degree view of the main streets of the town, equipped with a comfortable room that can be used as a laundry room.

Alessano is only 13 km from Santa Maria di Leuca, 38 km from Gallipoli, 44 km from Otranto, 57 km from Lecce, 108 km from Brindisi

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VAT 04954530962



Airport and 228 km from Bari Airport.

Certification

Energy Class: Not applicable

Features

Property ID: CBI069-2123-132445	Contract: Sale
Categoria: Independent house	Address: Via Carlo Sangiovanni
Zip Code: 73031	Municipality: Alessano
Total sqm: 504 sq.m.	Livable surface: 480.00
Bedrooms: 4	Bathrooms: 4
Rooms: 6	Internal condition: To be renovated
Floor: On two-levels	Total floors: 2
Parking space: Uncovered Parking	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private, 200 sq.m.	Sea distance: 7.000 meter
Kitchen: Regular Kitchen	Fireplace
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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