



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

€ 230.000

Ref. CBI069-829-132446



350 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 8

ALESSANO - LECCE - SALENTO

Just 7 km from the wonderful coast of southern Salento, a few minutes from the famous natural swimming pool of Marina Serra, we are delighted to offer for sale an **ancient and characteristic townhouse** of around 230 sqm set on two levels, with a 160 sqm **garden** and private **roof terrace**.

On the ground floor, of about 170 sqm, the property consists of a living/dining area with fireplace and 4 spacious double bedrooms, two of which have en suite bathroom, in addition to two further bathrooms serving the entire floor which is characterized by high ceilings and typical star vaults.

The ground floor overlook a lovely **garden** featuring green areas and large spaces to be equipped and lived during the sunny days.

On the first floor, of about 60 sqm, there is a kitchenette, two further double bedrooms and one bathroom. One of the two bedrooms has access to a **small terrace** of 20 sqm which is connected, through a staircase, directly to the **roof terrace** covering a surface area of about 120 sqm.

Ground floor and first floor have both independent accesses but they share a common entrance hall. This allows the property to be used both as a single home and as two distinct and separate units, which are ideal to be purchased as an investment thanks to its proximity to the sea and the main tourist locations of southern Salento.

The property enjoys **good internal condition, heating system** and **air conditioners**.

It is just 7 km from Marina Serra, Marina di Novaglie and the famous inlet called "Ciolo"; a few kilometers from Lido Marini, Pescoluse, better known as "The Maldives of Salento" and Torre San Giovanni. Finally, it is 12 km from Santa Maria di Leuca, the "Heel of Italy", 40 km from Gallipoli, 60 km from Lecce and 98 km from Brindisi Airport.

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

VAT 04954530962



Certification

Energy Class: E

EP_{glnr}: 222.24 kWh/□

Features

Property ID: CBI069-829-132446

Contract: Sale

Categoria: Independent house

Address: Via Carlo Sangiovanni

Zip Code: 73031

Municipality: Alessano

Total sqm: 350 sq.m.

Livable surface: 230.00

Bedrooms: 6

Bathrooms: 5

Rooms: 8

Internal condition: Good

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 1980

Current Status: Available after the deed of sale

Garden: Private, 160 sq.m.

Sea distance: 7.000 meter

Kitchen: Regular Kitchen

Terrace : 160 □

Antenna : Independent

Fireplace

Air conditioning

Electric system : Compliant with the building regulations of the time

Shower

Wooden fixtures

Roller shutters

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

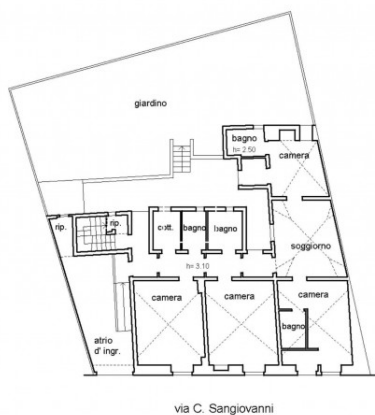


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PIANO TERRA
h= 4.70



PIANO PRIMO
h= 2.70

