



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

Rustic/Farmhouse/Court for sale in Casarano

€ 165.000

Ref. CBI069-1944-132450



500 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 10

CASARANO - LECCE - SALENTO

Casarano, in an area very close to the city centre and a few meters from all the commercial activities of the city, we are pleased to offer for sale a large and bright **under-construction building** on **three levels** above ground, in addition to the basement, for a total covered area of approx. 425 sqm.

The building has large outdoor spaces, including a beautiful **terrace** of around 60 sqm offering an extraordinary panoramic view of the historic center and an **outdoor space** on the ground floor of about 350 sqm which can be partly used as garden.

The property has the main entrance on Via Brindisi, but it can also be accessed via a special ramp, located on Via Palla, that leads to the **basement**, of approx. 75 sqm, where there is a storage room and a large space to be used as a garage for more than one car.

On the **ground floor** there is a very large open space of 145 sqm that can be easily divided and overlooks the garden that can be easily reached through the French windows.

The **first floor** is accessed via an internal staircase and it consists of a large open space of approx. 165 sqm.

The **attic floor**, of about 40 sqm, has two rooms that can be used as storage/laundry and a large terrace of 60 sqm where it is possible to spend relaxing moment outside.

The property lends itself well to different kinds of uses. In fact, it can easily be transformed either into a complex of offices and private residences, with shops on the ground floor, or into a complex of 3/4 residential units, each of them with their own independent entrance.

Casarano is just 15 km from the beautiful beaches and the crystal clear sea of the Ionian Sea, 45 km from Lecce, 40 km from Otranto on the Adriatic coast, 85 km from Brindisi Airport and 200 km from Bari International Airport.

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VAT 04954530962



Certification

Energy Class: Not applicable

Features

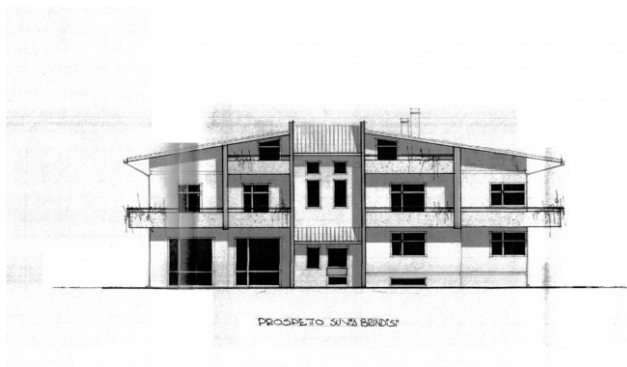
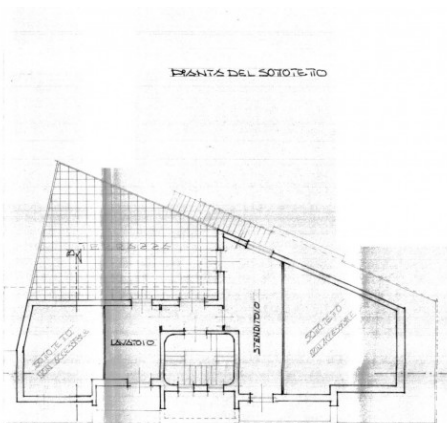
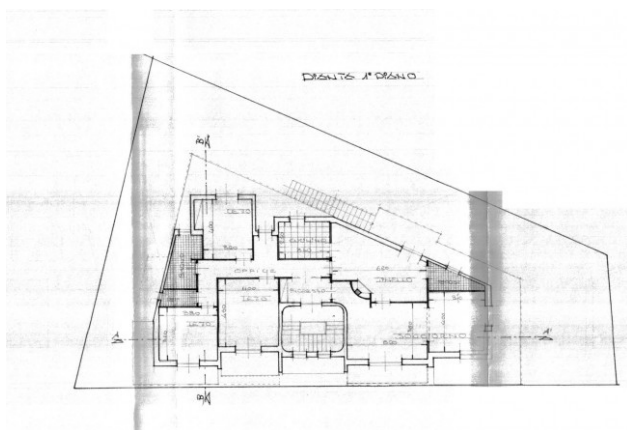
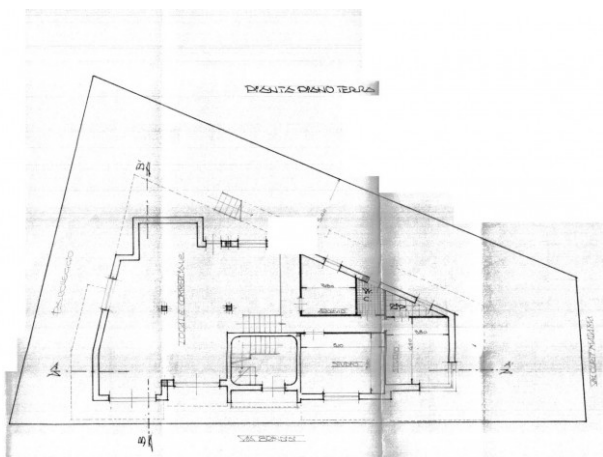
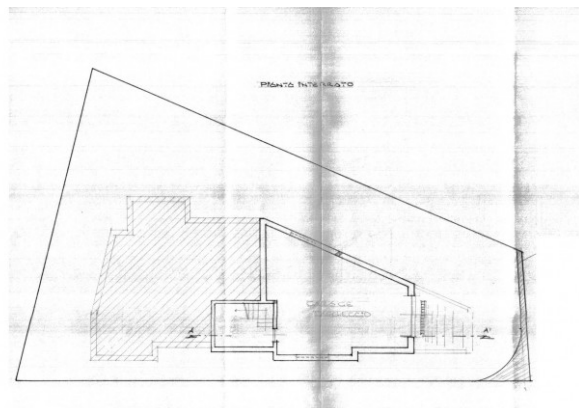
Property ID: CBI069-1944-132450	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Via Brindisi
Zip Code: 73042	Municipality: Casarano
Total sqm: 500 sq.m.	Livable surface: 425.00
Bedrooms: 6	Bathrooms: 6
Rooms: 10	Internal condition: To be renovated
Floor: Multi-Storey	Total floors: 4
Date of construction: 1987	Balconies: Present
Terrace: Present, 60 sq.m.	Garden: Private, 300 sq.m.
Sea distance: 15.000 meter	Kitchen: Regular Kitchen
Garage: for three cars	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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