



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 Fragagnano

€ 160.000

Ref. CBI069-2245-132455



**350 sq.m. | Bathrooms: 2 | Bedrooms: 6 | Rooms: 14**

### FRAGAGNANO - TARANTO

Just 13 km from Marina di Lizzano, one of the most beautiful seaside locations of the province of Taranto, we offer for sale an **independent property on two levels**, for a total surface of approx. 390 sqm, with **garage, cellars** and **roof terrace**.

The property is located in a very central position, close to the main street of Fragagnano, and it consists of two residential units located on the ground floor and first floor respectively, which are also for sale separately.

The apartment on the **first floor** is about 150 sqm and it consists of a large entrance hall, living room, dining room with fireplace, kitchen with veranda, 4 spacious bedrooms, bathroom and closet. There are also 2 further multi-purpose rooms.

On the **ground floor** there is a further apartment, currently under construction and with star vaults, for a surface area of approximately 140 sqm. The apartment consists of a large entrance/living room, 2 bedrooms, a bathroom, a further 3 multipurpose rooms and a small garden at the back.

The property is completed on the ground floor by a **large garage** of approximately 90 sqm with star vaults, ancient mangers and a fireplace, and in the basement by **two cellars** of about 30 sqm each.

Thanks to the particular composition, the property is the ideal choice for those looking for a large home, a two-family context or a building to be turned into an accommodation facility.

The apartment on the ground floor and on the first floor are available for sale also separately

Fragagnano, in fact, is located near the most beautiful seaside resorts in the Taranto area, such as Marina di Lizzano, Marina di Pulsano and Leporano.

It is also 10 km from Grottaglie airport and about 50 km from Brindisi airport.

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

VAT 04954530962



## Certification

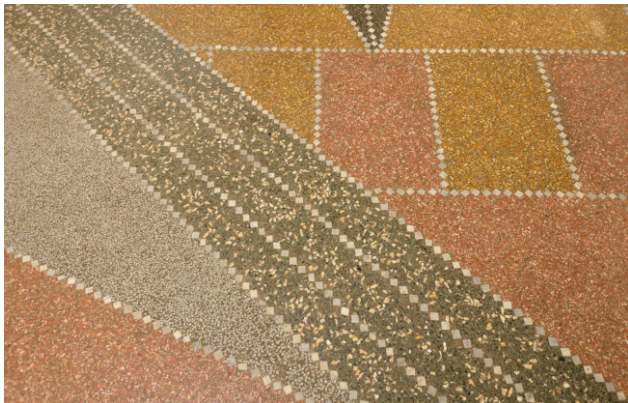
Energy Class: F EPglnr: 148.11 kwh/□

## Features

Property ID: CBI069-2245-132455	Contract: Sale
Categoria: Independent house	Address: Via Garibaldi
Zip Code: 74022	Municipality: Fragagnano
Total sqm: 350 sq.m.	Livable surface: 380.00
Bedrooms: 6	Bathrooms: 2
Rooms: 14	Internal condition: To be renovated
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Current Status: Available after the deed of sale
Balconies: Present	Sea distance: 13.000 meter
Kitchen: Regular Kitchen	Garage: for three cars, 90 sq.m.
Antenna : Independent	Cellar : 60 □
Fireplace	Electric system : Compliant with the building regulations of the time
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	





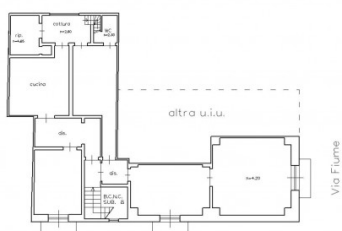


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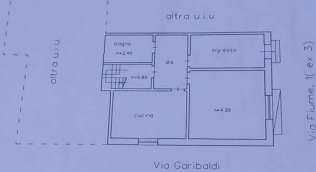


PIANTA PRIMO PIANO h= 3.70



Via Garibaldi, 39 (ex 55)

PIANO TERRA h= mt 3.80



PIANO PRIMO h= mt 4.00



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