



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

## Chalet for sale in Veglie

€ 240.000

Ref. CBI069-553-132456



**430 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4**

### WATCHES

A few kilometers from the Caribbean-like sea of the Ionian coast, immersed in the tranquility of the Salento countryside, we offer for sale a **detached villa** of about 110 sqm set in a plot of land of approx. 6.5 hectares.

From the main road, a tree-lined avenue leads to the villa consisting, in the living area, of a large and bright open space with sitting room with fireplace and dining area, and an eat-in kitchen.

A hallway leads to the sleeping area where there are two spacious double bedrooms and a bathroom with shower.

A large veranda at the entrance acts as an additional space to enjoy during the sunny days, thus offering the possibility to equip it with tables and chairs to spend pleasant moments of relaxation and conviviality even outside, as well as in the entire surrounding garden which features a useful barbecue corner in the rear part.

The house is surrounded by a wide cultivated land which covers a total area of approx. 6.5 hectares.

The property is the ideal choice for those who want to live in a quiet and private setting, surrounded by nature, without giving up the advantage of having any kind of services just a few kilometers away. In fact, the villa is just 3 km from the town of Veglie. However, thanks to its particular position, the house is also well suited to being purchased for investment use, being just 10 km from the beautiful beaches of the Ionian Sea and the famous seaside locations of Torre Lapillo and Porto Cesareo; the property is also 23 km from Lecce and 53 km from Brindisi Airport.

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VAT 04954530962



## Certification

Energy Class: F

EPglnr: 222.80 kwh/□

## Features

Property ID: CBI069-553-132456

Contract: Sale

Categoria: Chalet

Address: Strada Provinciale 111

Zip Code: 73010

Municipality: Veglie

Total sqm: 430 sq.m.

Livable surface: 110.00

Bedrooms: 2

Bathrooms: 1

Rooms: 4

Internal condition: Good

Floor: Ground Floor

Total floors: 1

Independent heating: Air-Conditioned

Parking space: Uncovered Parking

Date of construction: 1994

Current Status: Available after the deed of sale

Garden: Private, 500 sq.m.

Sea distance: 10.000 meter

Kitchen: Regular Kitchen

Antenna : Independent

Porch : 20 □

Storage

Fireplace

Air conditioning

Electric system : Compliant with the building regulations of the time

Shower

Alluminium fixtures

Shutters

Panoramic view

Land : 65000 □

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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