



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

Villa for sale in Collepasso

€ 545.000

Ref. CBI069-1827-132457



600 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

COLLEPASSO - LECCE - SALENTO

Villa with swimming pool nestled in a lush private park

In the quiet and peaceful countryside of Collepasso, we are delighted to offer for sale an exclusive **independent villa** of approx. 130 sqm with **swimming pool** set in a **park** of about 9,500 sqm.

An elegant automatic iron gate and a large access driveway surrounded by the green lead to the villa, which is located entirely on the ground floor and it was **totally renovated** in 2020 with a modern and elegant style.

The villa is **equipped with all comforts** and it is accessed from a veranda of around 30 sqm.

It consists of an entrance hall, a large and bright living room with fireplace and dining area, and a spacious kitchen connected to a large covered terrace of 40 sqm that offers a pleasant view of the entire park and swimming pool through its large glass windows.

The sleeping area consists of three double bedrooms, one of which is the master bedroom with walk-in closet and another one has an ensuite bathroom; there is also a laundry room and a second bathroom.

The beautiful **swimming pool** that increases the value of this exclusive property measures 4.5x12 meters and it is equipped with a hydromassage, solarium area and a convenient external bathroom with hot water.

Beyond the swimming pool there is a further large green area of property. The **park** is completely fenced and embellished with citrus trees, exotic plants, palm trees, hedges and young olive trees.

The dry stone walls, the luminous fountains, the decorative water points and the elegant relaxation areas give the villa an avocative atmosphere to be enjoyed at any time of the day.

At the entrance to the property there is a spacious covered area of 65 sqm which is used as parking space for more cars.

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

VAT 04954530962



The entire villa is equipped with satellite wi-fi, video intercom, video surveillance system and alarm system, that can be completely manageable remotely.

It also has electric shutters, underfloor heating, 8 kW photovoltaic system, solar thermal panels for the production of domestic hot water, air conditioners in all rooms and internal and external led lighting systems. The electrical systems are all equipped with the safety certificate.

Collepasso is 26 km from Gallipoli and a few kilometers from the most beautiful seaside locations on the Ionian coast. It is also 40 km from Lecce and 75 km from Brindisi Airport.

Certification

Energy Class: A1

EPglnr: 70.89 kwh/□

Features

Property ID: CBI069-1827-132457	Contract: Sale
Categoria: Villa	Address: Contrada Belli
Zip Code: 73040	Municipality: Collepasso
Total sqm: 600 sq.m.	Livable surface: 130.00
Bedrooms: 3	Bathrooms: 3
Rooms: 5	Internal condition: Restored
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Parking space: Carport
Date of construction: 1990	Current Status: Available after the deed of sale
Balconies: Present, 30 sq.m.	Terrace: Present, 40 sq.m.
Sea distance: 26.000 meter	Kitchen: Regular Kitchen
Antenna : Independent	SAT Tv : Independent
Fireplace	Air conditioning
Electric system : Compliant	Shower
Alluminium fixtures	Shutters
Roller shutters	Pool
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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