



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 Melpignano

€ 130.000

Ref. CBI069-2123-132459



200 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

PUGLIA - SALENTO - MELPIGNANO

In the heart of Melpignano, a Salento town called "Il Borgo della Taranta", we offer for sale a detached house of approximately 170 m2 with a rear garden of approximately 70 m2.

The property consists of three rooms, connected to each other, equipped with characteristic star vaults which give the house its typical Salento charm. There is also a large living room with dining room and kitchenette, made very bright by the large French window. From the latter you have access to the rear garden, enriched with green flowerbeds and equipped with a comfortable wooden shed. From the garden you have access to a storage room and, via a staircase, to the solar area.

The property is completed by two comfortable bathrooms and a garage of approximately 23 m2.

The property requires a renovation that can bring to light the typical features of Salento homes, also giving a touch of modernity and lends itself to being both a comfortable private residence, but also an accommodation facility, given the strategic position of the town. Melpignano, in fact, is only 18 km from Otranto, 35 km from Lecce and 85 km from Brindisi airport.

Certification

Energy Class: F

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VAT 04954530962

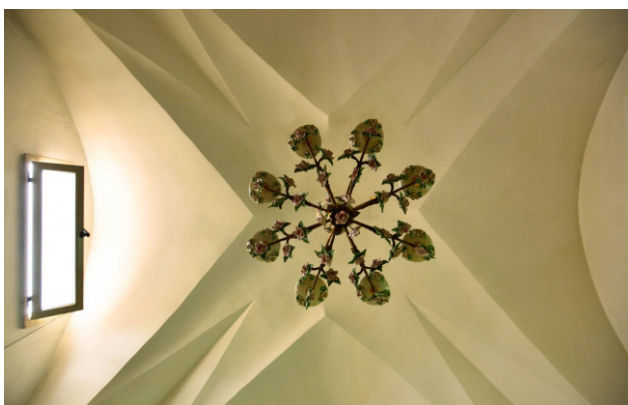


Features

| | |
|---------------------------------|--|
| Property ID: CBI069-2123-132459 | Contract: Sale |
| Categoria: Independent house | Address: Via Unità D'Italia |
| Zip Code: 73020 | Municipality: Melpignano |
| Total sqm: 200 sq.m. | Livable surface: 174.00 |
| Bedrooms: 2 | Bathrooms: 2 |
| Rooms: 4 | Internal condition: To be renovated |
| Floor: Ground Floor | Total floors: 1 |
| Independent heating: Heating | Current Status: Available after the deed of sale |
| Terrace: Present | Garden: Private, 70 sq.m. |
| Sea distance: 18.000 meter | Kitchen: Regular Kitchen |
| Garage: for one car, 23 sq.m. | : Yes |
| Antenna : Independent | Electric system : Compliant |
| Alluminium fixtures | Roller shutters |
| Airport distance | Shops distance or nearest city |
| Summary description | |

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 | |



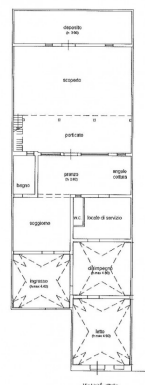
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PIANO TERRA



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