



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

## Building for sale in Mesagne

€ 188.000

Ref. CBI069-1441-132464



**370 sq.m. | Bathrooms: 3 | Bedrooms: 5 | Rooms: 7**

### MESAGNE - BRINDISI

A few steps from the characteristic and evocative historic center of Mesagne, one of the finalist cities for the title of Italian Capital of Culture 2024, we offer for sale an **independent historic building on two levels** for a total residential area of approximately 270 sqm, with a large multi-purpose adjacent room.

The property consists of **two residential units**, located on the ground floor and first floor respectively, totally independent but linked on the back side through an external staircase that connects the ground floor apartment to the first floor terrace.

In most of the rooms they are both characterized by floors with **original cement tiles** and **high ceilings with elegant star vaults**. The house on the **first floor** is spread over an area of about 150 sqm and consists of entrance hall, living room, dining room, kitchen with utility room and bathroom.

The kitchen has access to a large **terrace** of 100 sqm, which can be equipped with tables and chairs to enjoy the house outside during the sunny days.

In the sleeping area there are two bedrooms, including a large double bedroom and a large single bedroom, with a further bathroom.

On the **ground floor** there is a further apartment of approximately 120 sqm consisting of a large and bright open-plan living room with utility room and separate eat-in kitchen, which has access to a small outdoor space behind which has a staircase connecting to the upper floor.

A hallway leads to the sleeping area consisting of three bedrooms (two double bedrooms and a single one), and a bathroom.

Adjacent to the house there is a **large multi-purpose** room, of about 110 sqm, which is characterized by star vaults in the first part and can also be used to park more cars.

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VAT 04954530962



The property is completed by the roof terrace, which can be reached via the stairwell and offers a beautiful panoramic view over the entire historic centre.

Thanks to the strategic position, i.e. in the immediate vicinity of the public gardens, the Orsini Del Balzo Castle and the Mother Church, and the particular layout, the property represents, for example, the ideal choice for those looking for a single large home, or a two-family context or a solution to be used to generate some income.

Mesagne is approximately 11 km from Brindisi and its airport, 52 km from Lecce, 38 km from Porto Cesareo and the nearest seaside locations on the Ionian coast and 150 km from Bari International Airport.

## Certification

**Energy Class:** F

**EP<sub>glnr</sub>:** 145.12 kwh/□

## Features

Property ID: CBI069-1441-132464	Contract: Sale
Categoria: Building	Address: Via dei Musciacchi
Zip Code: 72023	Municipality: Mesagne
Total sqm: 370 sq.m.	Livable surface: 270.00
Bedrooms: 5	Bathrooms: 3
Rooms: 7	Internal condition: Good
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 1900
Current Status: Available after the deed of sale	Balconies: Present, 5 sq.m.
Terrace: Present	Sea distance: 20.000 meter
Kitchen: Regular Kitchen	Terrace
Antenna : Independent	SAT Tv : Independent
Storage	High-speed internet connection
Fastweb connection	Air conditioning
Electric system : Compliant with the building regulations of the time	Shower
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



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Municipal office

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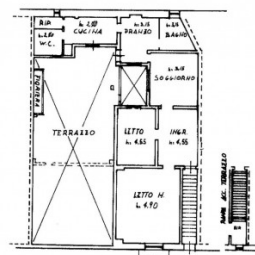
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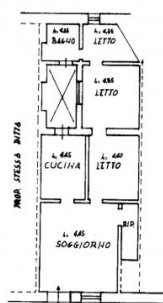


Pianta Primo Piano



VIA XI MUSCIGLI

Pianta Primo Piano



VIA MUSCIGLI