



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

Apartment for sale in Maglie

€ 92.000

Ref. CBI069-2123-132465



88 sq.m. | Bathrooms: 1 | Bedrooms: 1 | Rooms: 3

PUGLIA - SALENTO - MAGLIE

In the heart of Salento, in Maglie, we offer for sale a beautiful apartment, located in the perimeter of the historic center, which overlooks the park of the central Villa Comunale.

It develops a total surface area of approximately 88 m2 and a further 3 m2 of balcony located behind the entrance façade and is located on the 1st of only 2 floors of an elegant condominium consisting of only 4 real estate units, with a large solar pavement.

It is composed of: ENTRANCE, LIVING ROOM and DINING ROOM, KITCHEN, BEDROOM, BATHROOM, and is entirely paved in mirror-polished grit.

The unit has original barrel vaults (of the so-called "broken barrel" type, i.e. curved only in the corner parts) with a height of 4.85 metres, thanks to which it would be possible to divide some rooms with splendid mezzanines, expanding the already considerable walkable square footage.

Originally and entirely built using the characteristic local Lecce stone which, thanks to the width of 140 cm of the perimeter walls and 40 cm of the internal ones, gives the property excellent thermal and acoustic insulation, it has recently undergone restoration with elegant finishes in plaster.

The proposed property, due to the strategic position in which it falls, for the care and construction mastery, for the valuable restoration work to which it has been subjected thanks also and above all to the help of the local artisan excellence, represents an excellent investment in a territory in growing and constant economic, tourist and hospitality development.

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VAT 04954530962



The property in fact falls in the most important city in the province of Lecce, Maglie, which, in addition to being a commercial reference point for all the neighboring towns (with its countless commercial, artisanal and industrial businesses of all kinds, the presence of all the primary schools, credit institutions, general insurance agencies, car and motorbike dealerships, cinemas, theatres, museums, sports facilities of all kinds, railway stations and tourist and metropolitan bus terminals, etc...), occupies a strategic position in the heart of Salento; in fact, it is just a few kilometers from the main and renowned tourist places of the Salento peninsula.

In fact, from Maglie, well served by trains, buses and an adequate road network, you can reach in a few minutes: Otranto 16 km, Castro Marina and Santa Cesarea Terme 15 km, Porto Badisco 21 km, Torre dell'Orso 31 km, Gallipoli 30 km, the Marines of Salve and those of Ugento 36 km, Santa Maria di Leuca 40 km, Lecce 26 km, Brindisi 70 km (home of the Salento airport).

Certification

Energy Class: F

Features

Property ID: CBI069-2123-132465	Contract: Sale
Categoria: Apartment	Address: Via Giuseppe Mazzini, 57
Zip Code: 73024	Municipality: Maglie
Total sqm: 88 sq.m.	Livable surface: 85.00
Bedrooms: 1	Bathrooms: 1
Rooms: 3	Internal condition: Excellent
Floor: 1	Total floors: 2
Independent heating: Heating	Date of construction: 1940
Current Status: Available after the deed of sale	Balconies: Present, 3 sq.m.
Terrace: Present	Sea distance: 16.000 meter
Kitchen: Regular Kitchen	High-speed internet connection
Fastweb connection	Fireplace
Air conditioning	Telephone system
Shower	Wooden fixtures
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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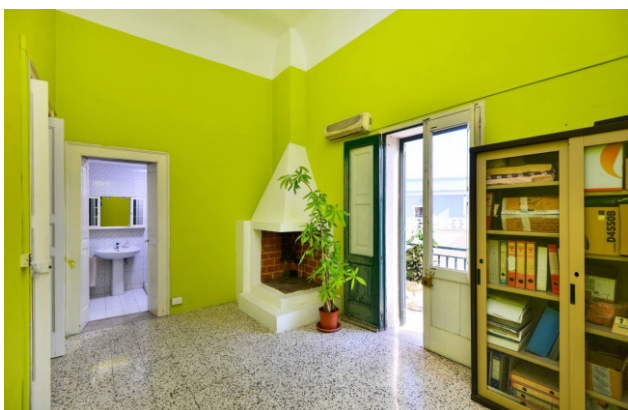
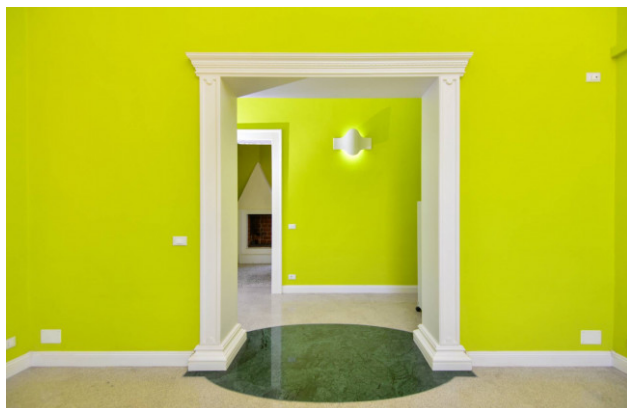
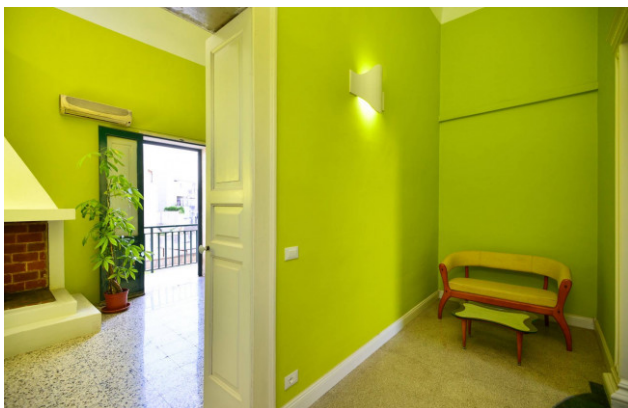
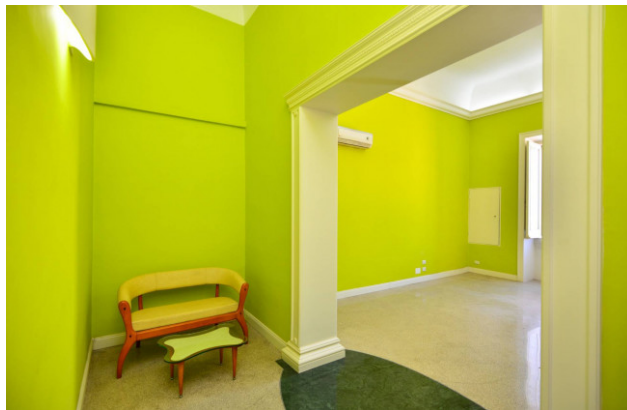
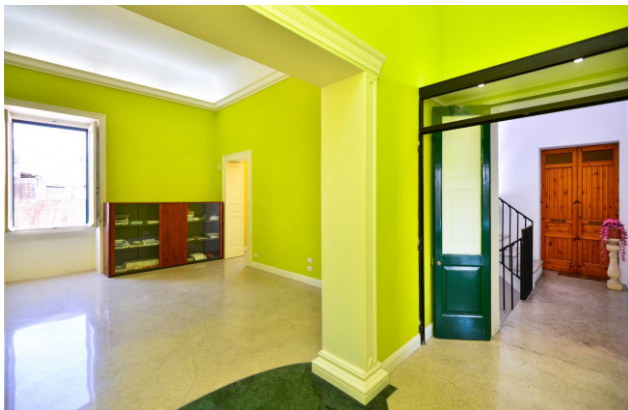
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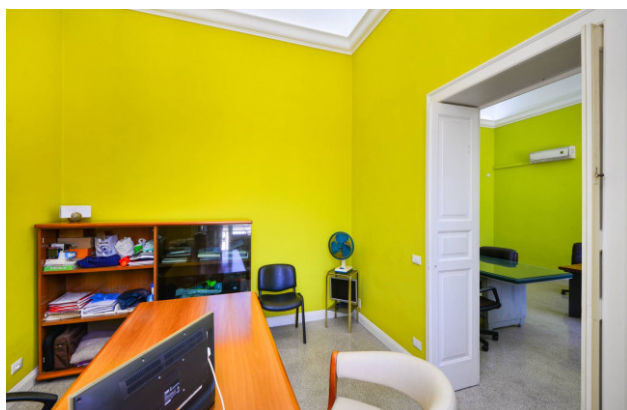
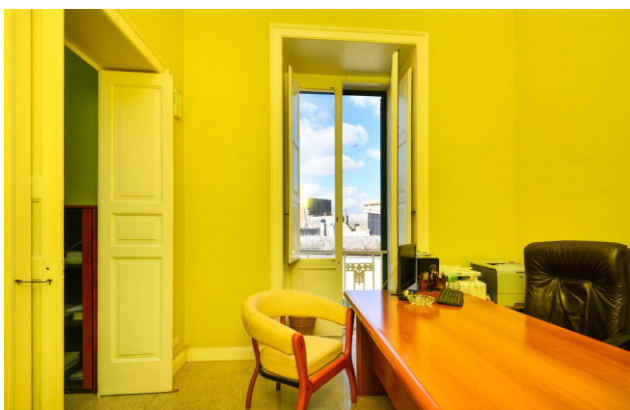
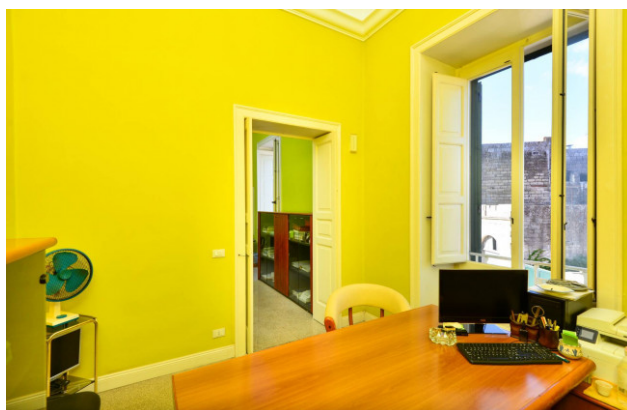
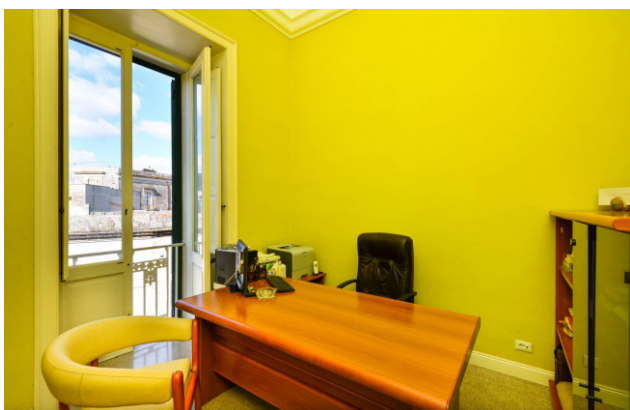
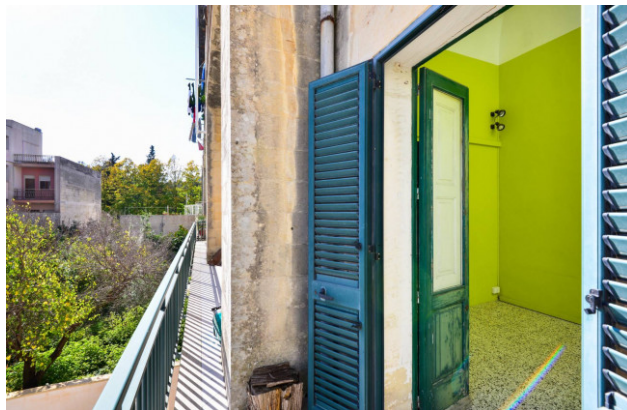
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