



COLDWELL BANKER

BODINI
INTERNATIONAL REAL ESTATE

Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina (LE)
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Villa for sale in Nardò Santa Maria Al Bagno € 480.000 Ref. CBI104-622-182



320 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 12

NARDO' - SANTA MARIA AL BAGNO

In Santa Maria al Bagno, in a strategic position, just a few minutes from the sea, we are pleased to offer for sale an exclusive large villa with large outdoor spaces and breathtaking views. The entire lot has an area of approximately 1600 m2 and has three entrances. The property, with sea view, is made up of two completely independent residential units for a total of 320 m2.

The main unit, embellished with a panoramic lounge and a kitchen with fireplace, opens onto a large level terrace, offering a perfect setting for sharing moments of conviviality on warm Salento evenings. This unit includes a study, three bedrooms and two bathrooms, offering an elegant setting for daily living.

The second unit, located on the ground floor, offers a large living area with a large window that embraces the natural spectacle of Santa Maria. A well-disengaged dining area, a kitchen and a service bathroom complete the internal spaces. From the living room, through a hallway, you access two bedrooms and a bathroom, while a bedroom acts as a connection between the interior and the large 50 m2 shaded porch, an ideal place for outdoor relaxation.

The garden, a green jewel of approximately 1300 m2, is enriched with Mediterranean trees and shrubs, creating the perfect atmosphere for days in the open air or memorable events. The property also includes a garage and a room suitable to be transformed into a cellar.

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Currently in a state that requires renovation, the villa offers the opportunity to shape the rooms according to your tastes and preferences. The property, entirely fenced, enjoys an exclusive position, with exposure on four sides, thus guaranteeing total independence and absolute privacy. The residence stands out for the pleasant natural brightness that permeates the spaces at all times of the day and presents itself as an extraordinary opportunity for those looking for a spacious, bright home surrounded by greenery, while offering the possibility of customizing it in based on individual needs, transforming it into a prestigious private residence or a luxury accommodation. The villa enjoys a privileged position not far from the renowned square of Santa Maria al Bagno, allowing you to easily explore the beaches of Salento.

Santa Maria al Bagno, a seaside resort in the municipality of Nardò, is just a few minutes from the most beautiful places on the Ionian coast such as Santa Caterina and the Porto Selvaggio nature reserve. It is also 12 km from Gallipoli, 22 km from Porto Cesareo, 62 km from Otranto on the Adriatic coast, 33 km from Lecce and 80 km from Brindisi Airport.

Certification

Energy Class: Not available

Features

Property ID: CBI104-622-182	Contract: Sale
Categoria: Villa	Address: Via Alberico Longo, SNC
Zip Code: 73050	Municipality: Nardò
Zona: Santa Maria Al Bagno	Total sqm: 320 sq.m.
Bedrooms: 5	Bathrooms: 4
Rooms: 12	Internal condition: To be renovated
Floor: On two-levels	Total floors: 2
Parking space: Carport	Date of construction: 1980
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private, 600 sq.m.
Sea distance: 1.000 meter	Kitchen: Kitchenette
Garage: for two cars, 27 sq.m.	

Nearby

Gyms	Spa
Football Fields	Fitness Centers
Tennis Courts	Bike Lanes
Playgrounds	Railway Station
Public Transport	Kindergarten
Elementary Schools	Schools
High Schools	Cafe
Post Offices	Shopping Centers
Municipal Offices	







