



COLDWELL BANKER

BODINI
INTERNATIONAL REAL ESTATE

Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina (LE)
(+39) 0836211782

Villa for sale in Aradeo

€ 450.000

Ref. CBI104-622-184



294 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 10

ARADEO - RESIDENTIAL AREA

In a residential area a few kilometers from Galatina, we offer for sale this elegant and elegant villa immersed in a lush 2,800 m2 garden with swimming pool.

After crossing the gate, both vehicular and pedestrian, we are welcomed by a large square surrounded by olive trees and Mediterranean plants which continues around the entire perimeter of the villa and is completed with fruit trees and a pine forest, all completely fenced giving considerable privacy to the property. Entering the house we find a bright living room with fireplace that overlooks the panoramic porch, followed by the kitchen and the dining room, with another fireplace and generous windows that become paintings on the planted garden that surrounds the villa and allows light to invade the rooms in every moment of the day. The patio is the ideal space for summer dinners and moments of relaxation on the warm Salento evenings. On the same level we find three bedrooms and a bathroom with hydromassage tub and double sink.

An internal staircase makes the surface below accessible, consisting of a large rumpus room, with a large living room with fireplace to welcome friends and spend pleasant evenings, kitchen, utility room, two bedrooms, laundry room and bathroom. The surrounding garden, of approximately 2,800 m2, boasts a fantastic and private in-ground swimming pool measuring 12 meters long and 6 meters wide (72 m2) plus 4 m2 of stairs to access it with hydromassage, 1 to 2.30 meters deep and covered in mosaic ceramic. To complete the property, a 63 m2 warehouse, adaptable to different purposes, and a space used as a laundry area.

The house was built to be lived in all year round, the rooms are equipped with radiator heating with LPG boiler, solar panel for the

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production of hot water, air conditioning system, emergency lights, artesian well, volumetric alarm system and perimeter and electric gate. Furthermore, two ventilated fireplaces, one upstairs and one in the cellar, provide comfort and atmosphere. An outdoor pizza oven and a barbecue complete the picture. The property is located in a strategic position, just a few minutes from the town centre, convenient for all services, but equally close to the most beautiful beaches of the Ionian coast of Salento.

This villa, immediately habitable, represents a highly prestigious solution, ideal for those seeking the convenience of a residential area and the comfort of a residence complete with every detail.

Aradeo is strategically positioned a short distance from important centers such as Galatina (7km), Santa Maria al Bagno (10 km), Lecce (30 km), Gallipoli (15 km) and Otranto (40 km).

Certification

Energy Class: Not available

Features

Property ID: CBI104-622-184	Contract: Sale
Categoria: Villa	Address: Via Gentiluomo, 88
Zip Code: 73040	Municipality: Aradeo
Total sqm: 294 sq.m.	Bedrooms: 6
Bathrooms: 3	Rooms: 10
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Carport	Date of construction: 2011
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 2.800 sq.m.	Sea distance: 15.000 meter
Kitchen: Exposed Kitchen	Air-Conditioned

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	

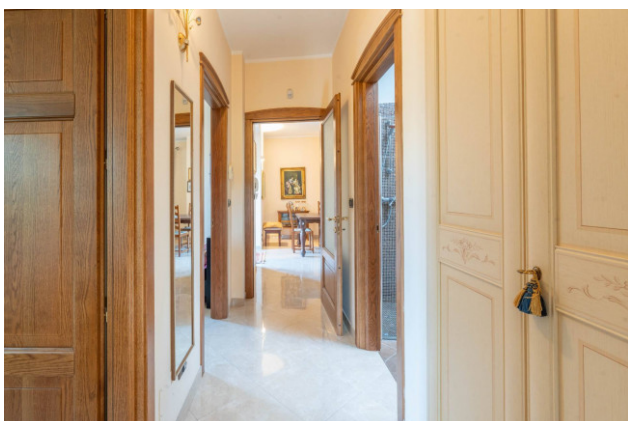
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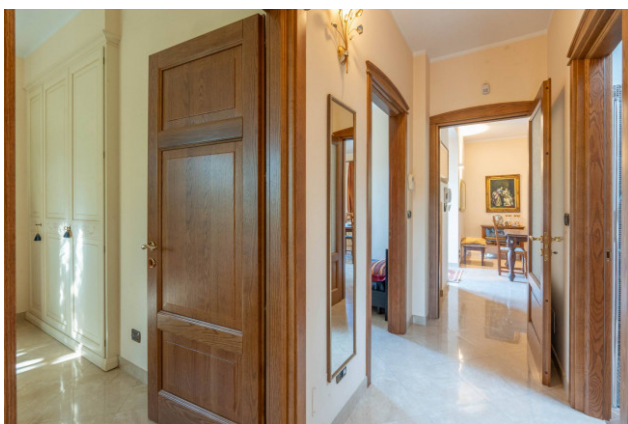
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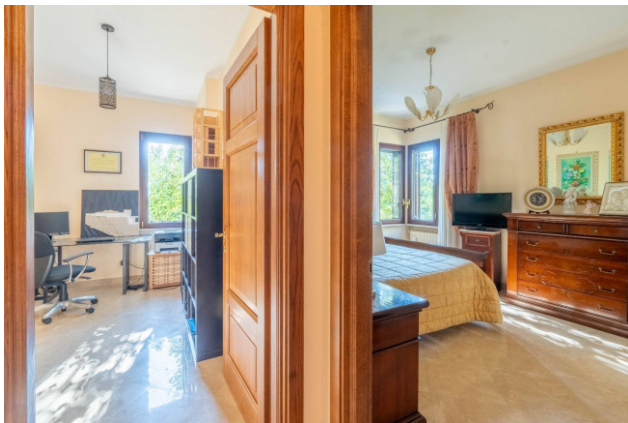
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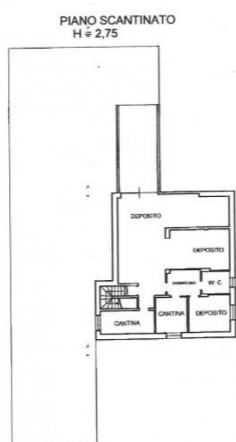
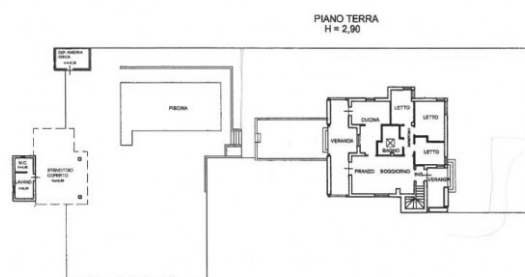












PIANO TERRA
H= 3,35

