



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

Villa for sale in Lizzanello

€ 900.000

Ref. CBI069-1441-132490



500 sq.m. | Bathrooms: 5 | Bedrooms: 3 | Rooms: 5

LIZZANELLO (MERINE) - LECCE

In Merine, just 3 km from Lecce and 10 km from the sea, we are delighted to offer for sale an elegant single-family villa of about 400 sqm, on two levels with a large and landscaped garden of about 950 square meters and a beautiful swimming pool.

On the ground floor the property welcomes us into a large and bright open space living room, with elegant parquet floors and large windows that offer a nice view of the garden which is embellished with flowers, trees and plants of many kinds.

On the same floor there are also an eat-in kitchen and a dining room that overlooks a lovely veranda, the ideal place to spend relaxing moments in the open air.

The sleeping area consists of two large double bedrooms and two bathrooms.

All rooms are very bright and enjoy a nice view of the beautiful garden that surrounds the villa on three sides.

Slightly below the ground floor, there is a large eat-in kitchen, a dining room, a large-size living room with fireplace, a study room, a double bedroom with en suite bathroom and walk-in closet, two storage rooms, a laundry room and an additional bathroom. The rooms are embellished with Carrara marble floors and overlook large terraces at the same level, which are perfect to be equipped with tables and chairs.

The villa features a beautiful swimming pool surrounded by hedges, which guarantee privacy, and a covered outdoor kitchen makes it possible to use the outdoor spaces of the villa for relaxing moments.

The property is completed by a large covered area used as a parking space for several cars, and it has a 11 kWh charger for electric cars; there is also a solar panels system installed in 2018 of about 3 kWh placed on the roof terrace, a photovoltaic system installed in 2016 of 11 kWh, wooden window frames with double glazing and shatterproof glass on the ground floor, video surveillance system

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with 16 cameras and a 50-meter-deep artesian well for the garden irrigation system.

The two entrance, from Via delle Mimose and from Regionale 8 towards the nearest beaches, allow easy access to the property from different directions.

The property is also just 2 km from the entrance to the Tangenziale Est and the entrance to the city of Lecce, and 58 km from Brindisi Airport.

Certification

Energy Class: B

EPgl_{nr}: 88.50 kwh/□

Features

Property ID: CBI069-1441-132490	Contract: Sale
Categoria: Villa	Address: Via delle Mimose
Zip Code: 73023	Municipality: Lizzanello
Total sqm: 500 sq.m.	Livable surface: 400.00
Bedrooms: 3	Bathrooms: 5
Rooms: 5	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 1994
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private, 950 sq.m.	Sea distance: 10.000 meter
Kitchen: Regular Kitchen	Antenna : Independent
SAT Tv : Independent	Storage
High-speed internet connection	Fastweb connection
Fireplace	Air conditioning
Parquet	Electric system : Compliant
Shower	Wooden fixtures
Shutters	Pool
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
Municipal office	

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