



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 Gallipoli

€ 370.000

Ref. CBI069-2246-132504



**380 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

### GALLIPOLI - LECCE - SALENTO

In Gallipoli, a lively tourist city famous for its beaches and its crystal clear sea, we are pleased to offer for sale a **large-size apartment** which is located on the second floor of a small building a few meters from the **city centre**.

The apartment is about **350 sqm** and it consists of **10 rooms** in total, including **4 bedrooms** and **3 bathrooms**, an eat-in kitchen connected directly with the dining-room with fireplace, in addition to a large entrance hall area which opens onto a spacious living room offering a stunning seaview.

The apartment is perfect for a large family, but also for those who are looking for an important residence with large livable spaces, as well as for those who are searching for an investment opportunity to create an accommodation facility or multiple residential units.

Brightness is guaranteed by the large windows overlooking the outside; the layout of the rooms is functional the heating system is independent but the property currently does not have a boiler.

The property offers excellent renovation possibilities depending on the personal taste, while the outside of the building has already been renovated recently.

At the service of the property there are **two balconies** and the use of the solar area common to several residential units.

A few steps from the apartment there are specific areas available for mooring boats.

Gallipoli, one of the most famous locations on the Ionian coast, is 40 km from Lecce, 60 km from Otranto and the Adriatic coast and 80 km from Brindisi Airport.

### Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- Lecce (LE) - (+39) 0832 099369

lecce@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



## Certification

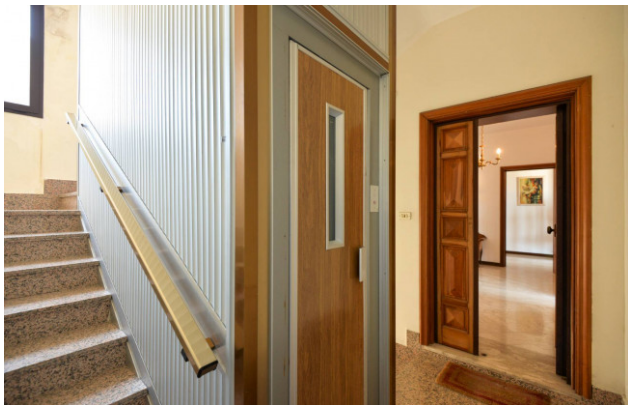
Energy Class: E EPglnr: 37.90 kwh/□

## Features

|                                                  |                                |
|--------------------------------------------------|--------------------------------|
| Property ID: CBI069-2246-132504                  | Contract: Sale                 |
| Categoria: Apartment                             | Address: Via Lecce             |
| Zip Code: 73014                                  | Municipality: Gallipoli        |
| Total sqm: 380 sq.m.                             | Livable surface: 350.00        |
| Bedrooms: 4                                      | Bathrooms: 3                   |
| Rooms: 10                                        | Internal condition: Discreet   |
| Floor: 2                                         | Total floors: 3                |
| Independent heating: Heating                     | Lift: Yes                      |
| Suitable for Students: Yes                       | Date of construction: 1968     |
| Current Status: Available after the deed of sale | Balconies: Present, 12 sq.m.   |
| Sea distance: 200 meter                          | Kitchen: Regular Kitchen       |
| : Yes                                            | Antenna : Condominium          |
| Fireplace                                        | Air conditioning               |
| Shower                                           | Alluminium fixtures            |
| Roller shutters                                  | Sea view                       |
| Airport distance                                 | Shops distance or nearest city |

## Nearby

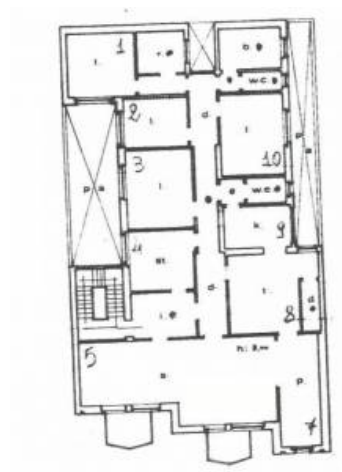
|                   |                   |
|-------------------|-------------------|
| Gyms              | Beauty centres    |
| Soccer fields     | Sport centres     |
| Tennis courts     | Cycle paths       |
| Playgrounds       | Rail station      |
| Public transports | Nursery school    |
| Primary schools   | Secondary schools |
| High school       | Bar               |
| Post offices      | Shopping centres  |
| Municipal office  |                   |







**Gruppo Bodini**  
 □ LECCE - Via 95 Reggimento Fanteria, 11  
 □ MAGLIE - Via Trento e Trieste, 22  
 □ GALLIPOLI - Corso Roma, 7  
 - Lecce (LE) - (+39) 0832 099369  
 lecce@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962



**Gruppo Bodini**

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- Lecce (LE) - (+39) 0832 099369

lecce@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962