



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

Independent house for sale in Minervino di Lecce

Cocumola

€ 135.000

Ref. CBI069-2246-132508



219 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 6

COCUMOLA (MINERVINO) - LECCE - SALENTO

"A town called Cocumola is like having flour-stained hands and a lime-green front door...."

The incipit of the famous poem wrote by Vittorio Bodini dedicated to his hometown introduces us into this delightful hamlet of Minervino di Lecce, where we have the pleasure to offer for sale an **independent townhouse** with **star vaults** of approx. **250 sqm**, located on two levels and with a small rear garden.

The ground floor consists of a large room with star vaults, a small bathroom, dining area with fireplace and kitchenette with direct view of the outdoor area;

the first floor consists of three large bedrooms, one of which with fireplace and access into the garden, and a large bathroom with a bath tub.

On the underground floor, a storage and a cellar room complete the property, in addition to the private roof terrace located on the second floor.

The basement and the first floor are connected to the main part by a stairwell inside the house.

The house is equipped with set-up for natural gas heating system, air conditioning and connection to the public water and sewer system, both already functioning.

The property was built in 1960 and it is livable, although it needs some upgrading works.

Thanks to its strategic position, it lends itself well to being used both as main residence and as accommodation facility, being located

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

VAT 04954530962



near the most beautiful beaches of Salento.

Cocumola is 5 km from Santa Cesarea Terme, 10 km from Otranto, 43 km from Lecce and 93 km from Brindisi airport.

Certification

Energy Class: G

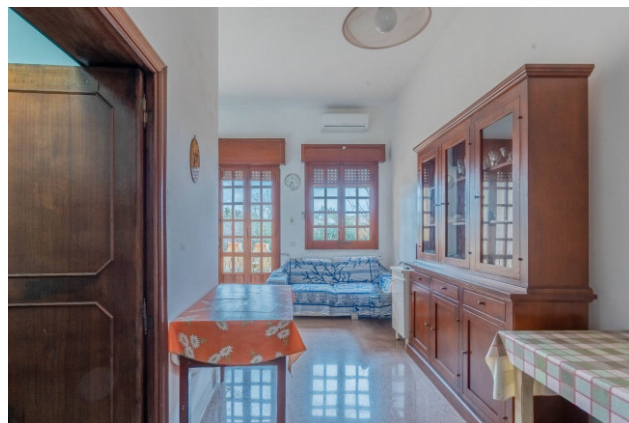
EPgl_{nr}: 30.75 kWh/□

Features

Property ID: CBI069-2246-132508	Contract: Sale
Categoria: Independent house	Address: Via Santa Cesarea
Zip Code: 73027	Municipality: Minervino di Lecce
Zona: Cocumola	Total sqm: 219 sq.m.
Livable surface: 211.00	Bedrooms: 3
Bathrooms: 2	Rooms: 6
Internal condition: Discreet	Floor: On two-levels
Total floors: 2	Independent heating: Air-Conditioned
Date of construction: 1966	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private, 30 sq.m.
Sea distance: 6.000 meter	Kitchen: Regular Kitchen
Antenna : Independent	Storage
Cellar : 25 □	Fireplace
Air conditioning	Electric system : Compliant
Wooden fixtures	Aluminium fixtures
Shutters	Airport distance
Shops distance or nearest city	

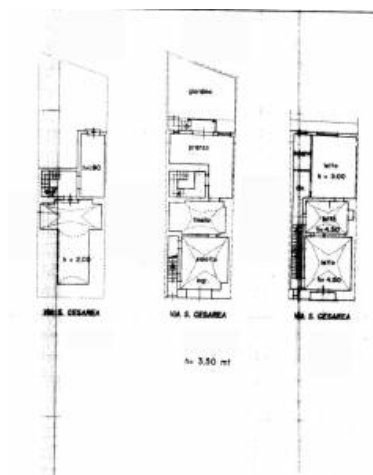
Nearby

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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