



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 Carmiano

€ 360.000

Ref. CBI069-2223-132516



**440 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

### CARMIANO - LECCE - SALENTO

A few steps from the historic center of Carmiano, we offer for sale a detached villa of about 300 sqmq with a large garden on which it is possible to build further and garage.

The villa, located on the corner side, develops entirely on the ground floor and has two entrances, the main one on Via Don Alessandro Niccoli and the lateral one on Via Trento.

Inside, it consists of a bright double living room with adjacent dining room, study, eat-in kitchen with fireplace, three large-size bedrooms and two bathrooms.

All rooms have access to the large private garden of approximately 1300 sqm, which is buildable and has a citrus grove.

The property is completed by a garage of 27 sqm which can be easily accessed from the side entrance.

The property needs to be renovated and the large size allows for the development of different projects, depending on the needs and purposes of the purchase.

Carmiano is 18 km from the crystal clear sea of Porto Cesareo, on the Ionian coast, 13 km from Lecce and 50 km from Brindisi Airport.

### Certification

Energy Class: G

EPgl<sub>nr</sub>: 186.30 kwh/□

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VAT 04954530962



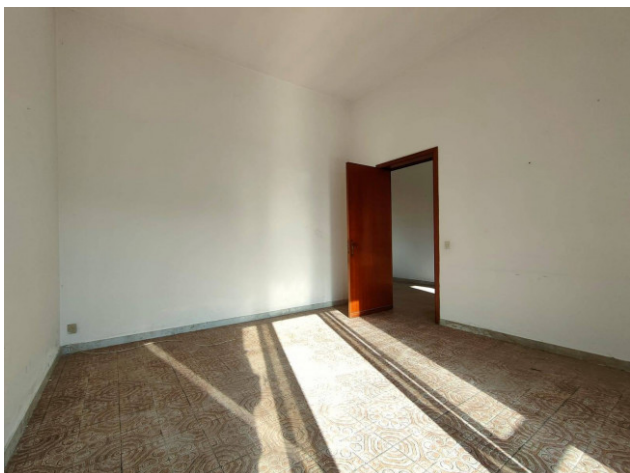
## Features

Property ID: CBI069-2223-132516	Contract: Sale
Categoria: Villa	Address: Via Don Alessandro Niccoli
Zip Code: 73041	Municipality: Carmiano
Total sqm: 440 sq.m.	Livable surface: 300.00
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: To be renovated
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Current Status: Available after the deed of sale
Garden: Private, 1.300 sq.m.	Sea distance: 18.000 meter
Kitchen: Regular Kitchen	Garage: for two cars, 27 sq.m.
Antenna : Independent	Fireplace
Telephone system	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Roller shutters	Airport distance
Shops distance or nearest city	

## Nearby

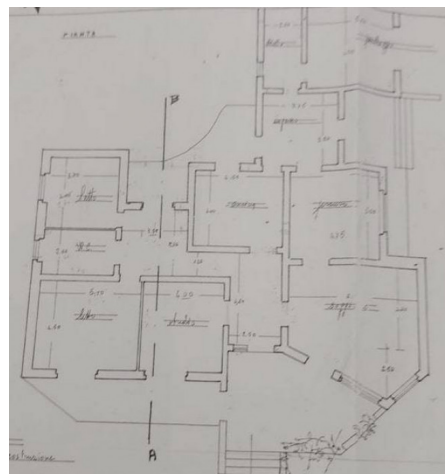
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	











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