



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 Lecce

€ 185.000

Ref. CBI069-1485-132517



150 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

LECCE

In Lecce, not far from the city centre and in a well-served area, we offer for sale a totally renovated apartment of approx. 110 sqm located on the 1st floor of a small two-family residential context, with private roof terrace and a commercial space on the ground floor. The apartment can be accessed from a stairwell which shared with the adjacent unit and it consists, in the living area, of an entrance hall, large and bright dining area with fireplace, open kitchen and sitting area with TV corner, in addition to a useful storage room.

A hallway leads to the sleeping area where there are 2 spacious bedrooms and one bathroom.

All rooms enjoy exceptional brightness thanks to the triple sun exposure enjoyed by the house and the balconies that surround it.

The apartment also has a roof terrace of exclusive ownership of about 230 sqm which includes both the surface area corresponding to the house and that one of the adjacent apartment.

Possibility of buying at a separate price a large commercial space of about 95 sqm which can be used, for example, as garage for several cars, storage, or with the possibility of renting it and generate an income.

Finally, it is completed on the ground floor by the large open area that surrounds it on three sides.

Lecce is just a few kilometers from the most beautiful beaches of Salento: just 10 km from the nearest seaside towns, about 40 km from Gallipoli and Otranto, 35 km from Brindisi airport and 150 km from Bari international airport.

Certification

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VAT 04954530962



Energy Class: D

EPgInr: 165.48 kwh/□

Features

Property ID: CBI069-1485-132517	Contract: Sale
Categoria: Apartment	Address: Via Antonio dell'Abate
Zip Code: 73100	Municipality: Lecce
Total sqm: 150 sq.m.	Livable surface: 110.00
Bedrooms: 2	Bathrooms: 1
Rooms: 3	Internal condition: Restored
Floor: 1	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 1977	Current Status: Available after the deed of sale
Balconies: Present	Sea distance: 12.000 meter
Kitchen: Exposed Kitchen	Garage: Shed
Antenna : Independent	SAT Tv : Independent
Storage	High-speed internet connection
Fastweb connection	Fireplace
Air conditioning	Electric system : Compliant
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	



