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Gruppo Bodini

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□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- 73100 Lecce (LE)

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Independent house for sale in Nociglia

€ 120.000

Ref. CBI069-2123-132520



250 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 6

PUGLIA - SALENTO - NOCIGLIA

In Nociglia, in a central position and a few steps from the fascinating Palazzo Baronial, we offer for sale a detached house of approximately 250 m2 with an open space in front and behind.

The property, dating back to 1700, has a double entrance, the first of which opens onto a common courtyard with a typical barrel vault.

From the courtyard there is access to an uncovered and paved private space which gives space and further habitability to an apartment of approximately 130 m2 which has recently been partially renovated, preserving the characteristic star vaults of the ancient Salento houses. This unit consists of a living room, two bedrooms, a large eat-in kitchen and a large bathroom. The property is completed by a small rear courtyard, which can function as a drying room but also as an additional relaxation space in complete privacy, and a comfortable 16m2 cellar.

The second entrance opens onto a room approximately 70 m2 large, which was once used as an oil mill, which develops on the ground floor and, for a part, in the basement. This room could become a garage.

An external staircase leads from the courtyard to the first floor, consisting of two rooms and a large terrace. This plan is presented entirely in its raw state, leaving ample freedom of customization for a renovation where creativity plays a fundamental role.

Given the peculiarities of the property, the property lends itself to being used as a large private residence but also offers the possibility of creating three separate homes, also lending itself perfectly to hospitality use, especially given the proximity of Nociglia

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to the most beautiful places in Salento.

Nociglia, in fact, is just 13 km from Castro Marina, nicknamed the "Pearl of Salento", 14 km from Santa Cesarea Terme and 26 km from Otranto. It is also about 40 km from Lecce and 91 km from Brindisi Salento Airport.

Certification

Energy Class: F

Features

Property ID: CBI069-2123-132520	Contract: Sale
Categoria: Independent house	Address: Via Supersano, 54
Zip Code: 73020	Municipality: Nociglia
Total sqm: 250 sq.m.	Livable surface: 240.00
Bedrooms: 2	Bathrooms: 1
Rooms: 6	Internal condition: Rustic
Floor: On two-levels	Total floors: 2
Date of construction: 1700	Current Status: Available after the deed of sale
Terrace: Present, 120 sq.m.	Garden: Private, 60 sq.m.
Sea distance: 10.000 meter	Kitchen: Regular Kitchen
Terrace : 120 □	Storage
Cellar : 16 □	Fireplace
Electric system : Compliant with the building regulations of the time	Airport distance
Summary description	

Nearby

Gyms	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

Rooms

Asciugatoio : 16 sq.m.

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