



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 Squinzano

€ 66.000

Ref. CBI069-553-132521



**200 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 5**

### SQUINZANO

Located on the road leading to Campi Salentina, townhouse on one single level of about 150 square meters with outdoor space on the front side of about 50 square meters and a rear garden of about 250 square meters.

The house dates back to the 1950s and it has a regular floor plan, thus offering a functional layout of all the rooms.

The property consists of entrance hall, living room and one bedroom which can also be used as study room, having an independent access from the outside as well.

The living area is completed by a dining room and a large-size kitchen.

In the sleeping area we have two more bedrooms and one bathroom.

Both the kitchen and the dining room overlook the rear garden which is equipped with a laundry room.

The house needs to be completely restored; in particular, the 4m high ceilings have to be completely replaced.

Squinzano is about 20 km from Lecce and 40 km from Brindisi airport and 10 km from the Adriatic coast.

### Certification

Energy Class: G

EPgInr: 144.40 kwh/□

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VAT 04954530962



## Features

|                                |  |
|--------------------------------|--|
| Property ID: CBI069-553-132521 | Contract: Sale                                   |
| Categoria: Independent house   | Address: Via Campi                               |
| Zip Code: 73018                | Municipality: Squinzano                          |
| Total sqm: 200 sq.m.           | Livable surface: 150.00                          |
| Bedrooms: 3                    | Bathrooms: 1                                     |
| Rooms: 5                       | Internal condition: To be renovated              |
| Floor: Ground Floor            | Total floors: 1                                  |
| Independent heating: Heating   | No architectural barriers: Yes                   |
| Date of construction: 1958     | Current Status: Available after the deed of sale |
| Garden: Private, 250 sq.m.     | Sea distance: 10.000 meter                       |
| Kitchen: Regular Kitchen       | Porch : 50 □                                     |
| Wooden fixtures                | Land : 250 □                                     |
| Airport distance               | Shops distance or nearest city                   |

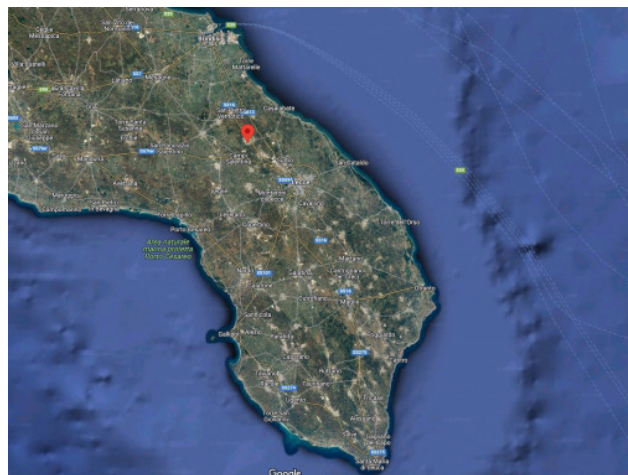
## Nearby

|                   |                   |
|-------------------|-------------------|
| 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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