



COLDWELL BANKER

BODINI  
INTERNATIONAL REAL ESTATE

Gruppo Bodini  
Piazza Dante Alighieri, 43 - 73013 Galatina (LE)  
(+39) 0836211782

## Independent house for sale in Galatina

€ 180.000

Ref. CBI104-622-195



**157 sq.m. | Bathrooms: 2 | Bedrooms: 5 | Rooms: 7**

GALATINA - SALENTO

In one of the most prestigious residential areas of Galatina, we present this magnificent independent apartment located in via Montegrappa. With a surface area of 157 square meters, this elegant property, located on the first and last floor, offers a very high level living experience.

At the entrance, a well-kept staircase leads us to the first floor, where there is a highly refined reception room, a second large living room with balcony, and an eat-in kitchen, also with its own balcony, which includes a further room currently used as a second kitchenette, but easily adaptable to bathroom, laundry or pantry, according to the owner's needs.

The layout of the spaces includes a double bedroom, a bathroom, a second bedroom and a study, located in a hallway that offers functionality and comfort.

From the charming study or entrance hall, a graceful iron staircase leads us to the attic floor, which elegantly overlooks the floor below through a well-kept balustrade. Here we find three more bedrooms with fine parquet floors and a bathroom, thus completing a residential space of absolute beauty and comfort.

The apartment, bright and elegant, is refined in every detail and offers the possibility of enjoying a private paved terrace. With its functional layout and timeless elegance, this residence is ready to welcome its new inhabitants with maximum comfort and refinement.

An opportunity not to be missed for those looking for a prestigious home in the heart of Galatina, with all services and comforts at

Gruppo Bodini

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hand.

The strategic position of Galatina, just 20 km from Lecce, 18 km from Gallipoli, 25 km from Otranto and 45 km from Brindisi airport, adds further value to this unique real estate proposal.

## Certification

**Energy Class:** F

**EPglnr:** 211.45 kwh/□

## Features

Property ID: CBI104-622-195

Contract: Sale

Categoria: Independent house

Address: Via Montegrappa, 51

Zip Code: 73013

Municipality: Galatina

Total sqm: 157 sq.m.

Bedrooms: 5

Bathrooms: 2

Rooms: 7

Internal condition: Excellent

Floor: 1

Total floors: 2

Independent heating: Heating

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Kitchen: Regular Kitchen

Air-Conditioned

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices

















