



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 Novoli

€ 1.300.000

Ref. CBI069-2245-132528



**500 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 12**

### NOVOLI - LECCE - SALENTO

Immersed in the Salento countryside, just 3 km from the center of Novoli and in an equidistant position from both the Ionian Sea and the Adriatic, we are delighted to offer for sale an elegant and refined **independent villa** on two levels, ground floor and first floor, for a total area of about 340 qm, surrounded by large **lands** that extend for 11 hectares with a productive almond grove and an olive grove, all completely fenced.

The size of the villa, the imposing lateral staircases and the large surface of the land well reflect the prestige of this property, which is accessed by a double entrance, that is a tree-lined avenue that leads from the state road to the main façade of the villa, and a second lateral entrance which is accessed by a large wrought iron gate and an elegant path also lined with trees.

Although it is a single property, two distinct and complete units can be identified inside the villa.

Crossing the large veranda you enter the **ground floor**, of about 170 sqm, consisting of a large and bright open living area with lounge with marble fireplace and dining area, for a total of 65 sqm; there is then a kitchen, two spacious double bedrooms, one with an en-suite bathroom, three further bathrooms and a large multipurpose room.

From an internal staircase, but also independently from the external stairs, you reach the **first floor**, of a further 170 sqm, also consisting of a large lounge area with marble fireplace and dining room, kitchen, four bedrooms, one of which with en suite bathroom, and a further bathroom.

All the rooms on the first floor have direct access to large **panoramic terraces** which offer a nice view of the greenery of the garden and the surrounding land, just as the ground floor is directly connected to the outside by large French windows and a **large veranda**, for a total uncovered surface of 100 sqm.

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The spaces that can be equipped for living home even outside are therefore numerous and give a pleasant sensation of being completely surrounded by the colors and scents of the Salento countryside.

The precious marbles, the wrought iron details, the quality of the finishes and the availability of large, bright and airy rooms are certainly the strenght points of this beautiful property which can enjoy both the tranquility of the countryside and the proximity to towns such as Novoli, Trepuzzi and Campi Salentina, as well as being in an equidistant position, exactly 24 km, both from the Ionian coast with its crystalline sea and its beautiful sunsets, and from the Adriatic coast and its emerald sea.

The property is also 13 km from Lecce and 48 km from Brindisi Airport.

## Certification

**Energy Class:** D

**EPglnr:** 204.56 kwh/□

## Features

Property ID: CBI069-2245-132528	Contract: Sale
Categoria: Villa	Address: Strada Statale 7ter
Zip Code: 73051	Municipality: Novoli
Total sqm: 500 sq.m.	Livable surface: 340.00
Bedrooms: 5	Bathrooms: 6
Rooms: 12	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 2015
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Sea distance: 24.000 meter
Kitchen: Kitchenette	Terrace
Antenna : Independent	Porch
SAT Tv : Independent	High-speed internet connection
Fastweb connection	Fireplace
Air conditioning	Electric system : Compliant
Shower	Wooden fixtures
Panoramic view	Land
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

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Municipal office

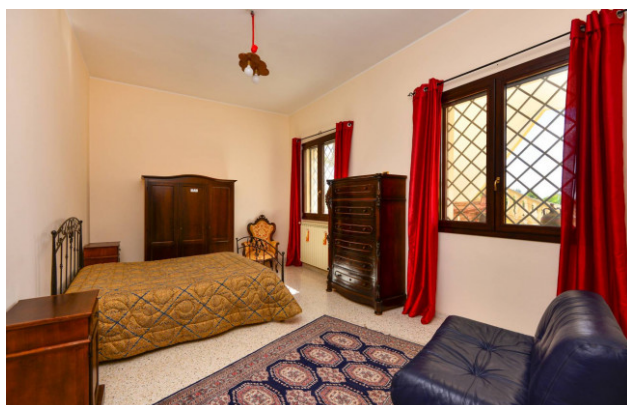
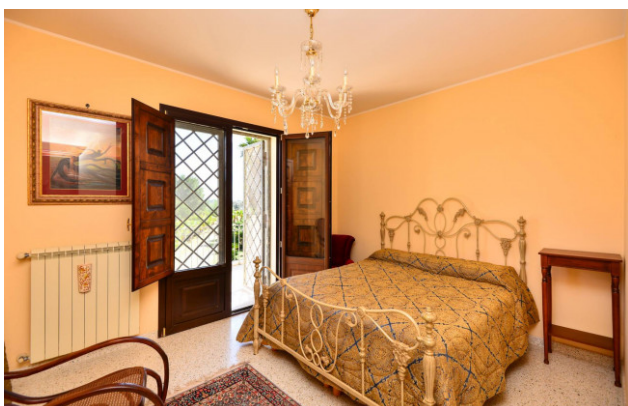
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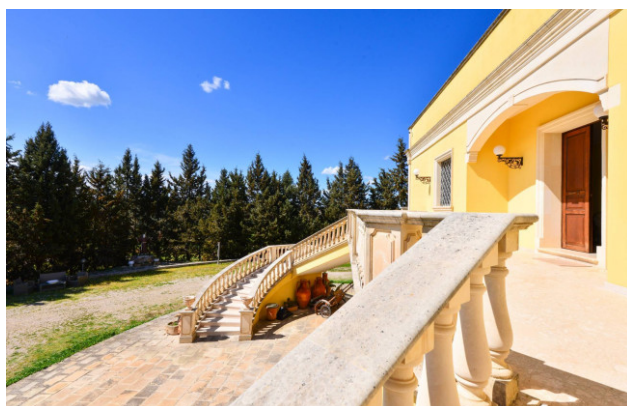
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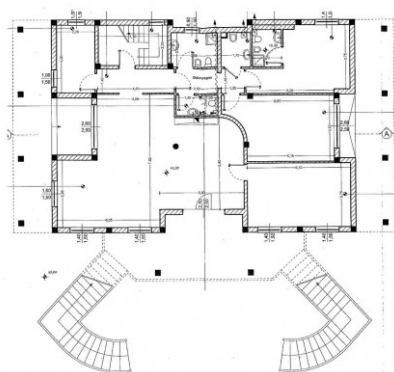


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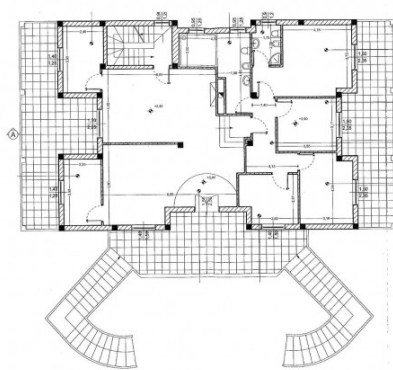




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Pianta Piano Terra



Pianta Piano Primo