



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 Ruffano

€ 72.000

Ref. CBI069-2246-132538



200 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 8

RUFFANO-LECCE-SALENTO

Ruffano is one of the most popular areas of Salento, both for the surrounding landscape and for the architectural harmony of the historic center where numerous and popular activities take place throughout the year. In this characteristic town we are pleased to offer for sale **a detached house on two levels** for a total lot of about 200 sqm.

The property has several different entrances, all positioned on the main road, which communicate with each other.

The ground floor, which is accessed by a large door, once used as a doctor's office, consists of a garage and storage of about 85 sqm. with **star vaults**, two of which with exposed stone and a service bathroom.

After a long corridor we find on the right a large storage room and front stairs that lead to a private outdoor area of approx 30sqm. The house located on the first floor of about 85sqm, welcomes us with a bright hallway-living room with star vaults and direct view of Piazza Mazzini. Through a hallway we reach the sleeping area consisting of two comfortable bedrooms with star vaults, with en suite bathroom. To complete the property, a second bathroom, a spacious eat-in kitchen with fireplace and direct access to the private outdoor area which can be used on hot summer days. The property is in good condition and could be immediately livable but needs some little upgrading works. The solar area is owned, aluminum frames, internal doors in fine wood and independent heating but the boiler is not present, all utilities are connected.

Ruffano is 50 km from Lecce, 25 km from Gallipoli, 30 km from Otranto, 30 km from Santa Maria di Leuca and 85 km from Brindisi airport.

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VAT 04954530962



Certification

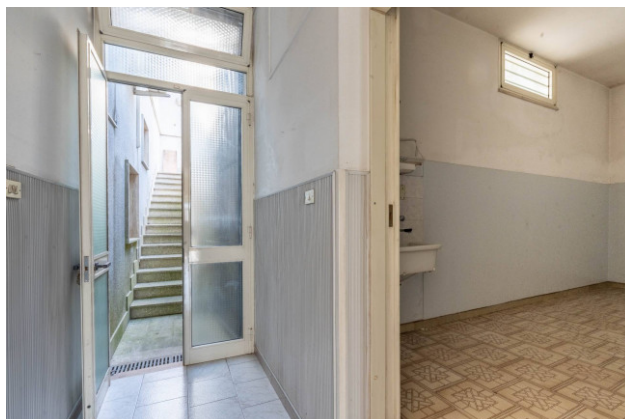
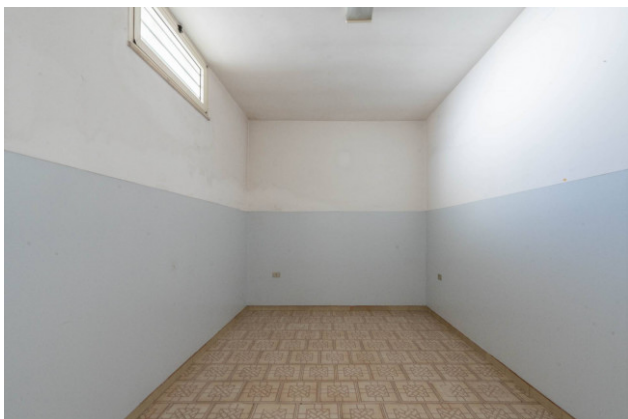
Energy Class: F EP_{glnr}: 131.34 kwh/□

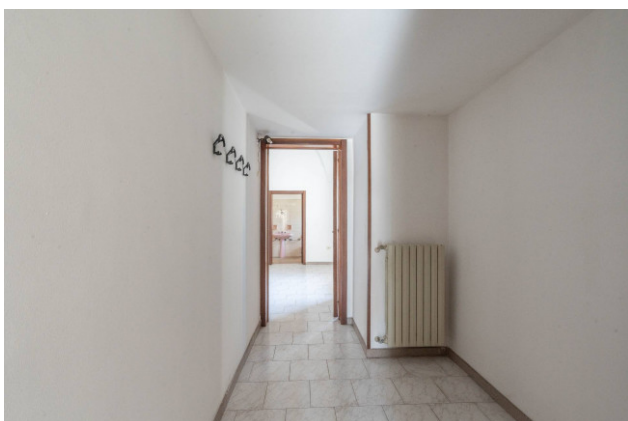
Features

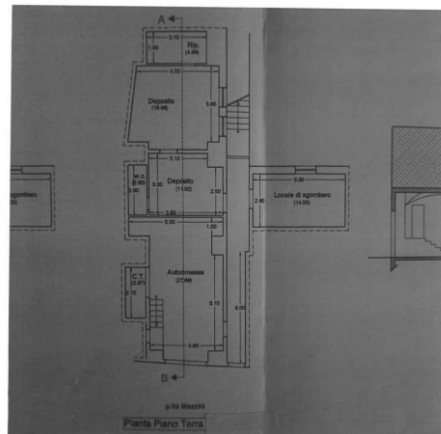
Property ID: CBI069-2246-132538	Contract: Sale
Categoria: Apartment	Address: Via Piazza Mazzini
Zip Code: 73049	Municipality: Ruffano
Total sqm: 200 sq.m.	Livable surface: 170.00
Bedrooms: 2	Bathrooms: 2
Rooms: 8	Internal condition: Good
Floor: Ground Floor	Total floors: 2
Independent heating: Heating	Date of construction: 1960
Current Status: Available after the deed of sale	Terrace: Present, 30 sq.m.
Sea distance: 18.000 meter	Kitchen: Regular Kitchen
Garage: for two cars, 28 sq.m.	Terrace : 30 □
Antenna : Independent	Cellar : 15 □
Fireplace	Air conditioning
Electric system : Compliant	Alluminium fixtures
Preparation for alarm system	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	







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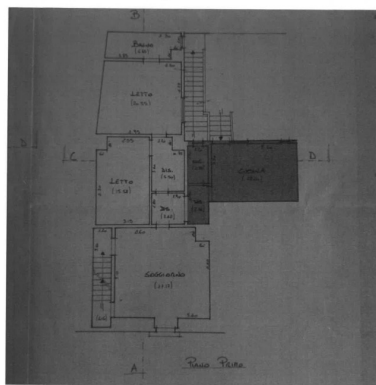
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