



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 Alliste

€ 1.200.000

Ref. CBI069-835-132544



**520 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

ALLISTE - LECCE - SALENTO

### Detached villa with swimming pool and tennis court

Just 350 meters from the sea, in the area called "Capilungo", we are delighted to offer for sale an elegant independent villa, with **seaview**, of about 210 sqm with a beautiful swimming pool, a tennis court and large garden that extends for more than 1 hectare.

The villa is located on the ground floor and it also has a characteristic cellar on the underground floor.

The villa has two entrances, the main one from Via Torre Sinfonò and the second one from the lateral side, which both lead to the large portico that surrounds the villa, where it is possible to enjoy the house even outside on nice days.

Inside, we are welcomed by a spacious living room consisting of an elegant sitting area with an adjacent dining area with open kitchen.

The large glass windows visually communicate with the outside, and therefore with the porch, the swimming pool and the beautiful garden, thus giving a pleasant sensation of spaciousness and brightness.

A hallway leads to the sleeping area, where there are two double bedrooms, one with direct access to the garden, and a large bathroom complete with shower and covered in marble.

An internal staircase leads to the basement where there is a characteristic cellar, with bathroom, completely covered in carparo and embellished with star vaults.

The beautiful and landscaped surrounding garden extends for more than 1 hectare and includes a wonderful swimming pool of about 180 sqm.

Next to the swimming pool, there is a sauna created inside a characteristic "pajara".

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VAT 04954530962



The property includes a large tennis court and several areas surrounded by the green garden and equipped with gazebos, table, chairs and a barbecue corner to spend relaxing moments even outside.

The villa is equipped with an alarm system, hot/cold air conditioners and solar panels for the production of hot water.

Thanks to the proximity to the coast, it is possible to reach the sea on foot.

It is also possible to reach in a few minutes the other wonderful places of Salento on the Ionian coast, such as Torre San Giovanni, Lido Marini and Marina di Pescoluse with its famous "Maldives of Salento"; not far away are also Santa Maria di Leuca, the "Heel of Italy" and Gallipoli. The property is also 60 km from Lecce and 100 km from Brindisi Airport.

## Certification

Energy Class: E

EPglnr: 152.25 kwh/□

## Features

Property ID: CBI069-835-132544	Contract: Sale
Categoria: Villa	Address: Via Torre Sinfonò
Zip Code: 73040	Municipality: Alliste
Total sqm: 520 sq.m.	Livable surface: 220.00
Bedrooms: 3	Bathrooms: 2
Rooms: 5	Internal condition: Excellent
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Date of construction: 1986
Current Status: Available after the deed of sale	Garden: Private, 10.000 sq.m.
Sea distance: 350 meter	Kitchen: Exposed Kitchen
Antenna : Independent	Air conditioning
Electric system : Compliant	Shower
Alluminium fixtures	Airport distance
Shops distance or nearest city	

## Nearby

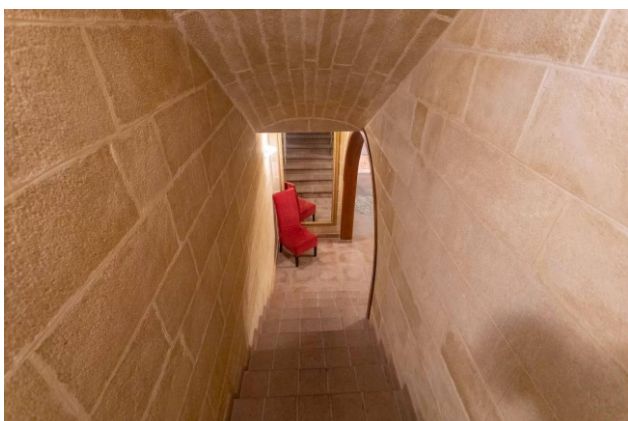
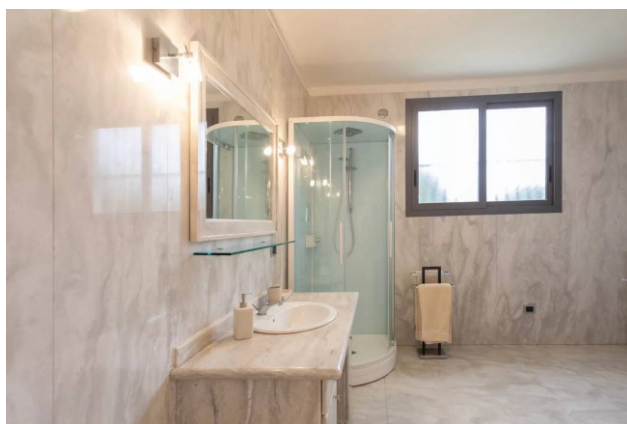
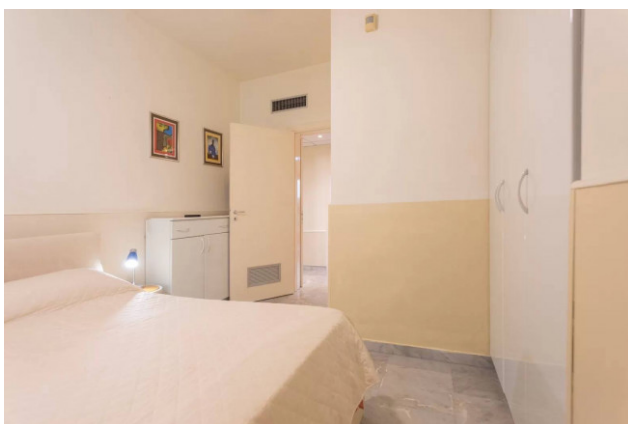
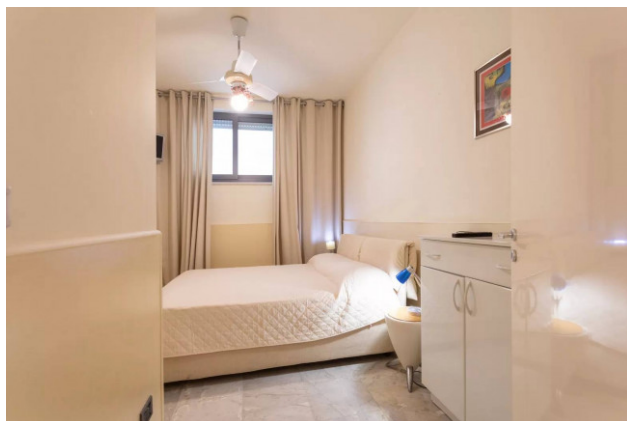
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





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