



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

Chalet for sale in Melendugno

Torre Specchia Ruggeri

€ 165.000

Ref. CBI069-2223-132546



200 sq.m. | Bathrooms: 1 | Bedrooms: 2 | Rooms: 4

MELENDUGNO (TORRE SPECCHIA) - LECCE - SALENTO

In Torre Specchia, one of the most beautiful seaside location in the Municipality of Melendugno, we offer for sale a detached villa of about 120 sqm located just 300 meters from the sea, with private garden.

The villa develops entirely on the ground floor and it consists of a large and bright living/dining room, kitchen with utility room, two large double bedrooms and one bathroom.

All rooms overlook a large private garden of about 350 sqm, which is the ideal place where to spend relaxing moments even outside.

Thanks to its particular position, the property turns out to be an excellent investment opportunity, both for personal purposes, as a main residence or second home by the sea, and for tourist-accommodation use.

In fact, Torre Specchia, in addition to having received several times the "5 Vele" and the "Bandiera Blu" awards, thanks to its beautiful beaches and characteristic coves with crystal clear sea, is also perfect for kitesurfing and snorkeling enthusiasts, as well as offering the possibility of evocative walks through the Cesine Nature Reserve and also the surrounding area, characterized by a lush pine forest with the typical scents of the Mediterranean scrub.

Torre Specchia is a few kilometers from the other famous towns of Salento such as San Foca and Torre dell'Orso, 25 km from Otranto, 23 km from Lecce, 60 km from Gallipoli, on the Ionian side, 75 km from Brindisi Airport and 195 from Bari International Airport.

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VAT 04954530962



Certification

Energy Class: F EPgInr: 145.19 kwh/□

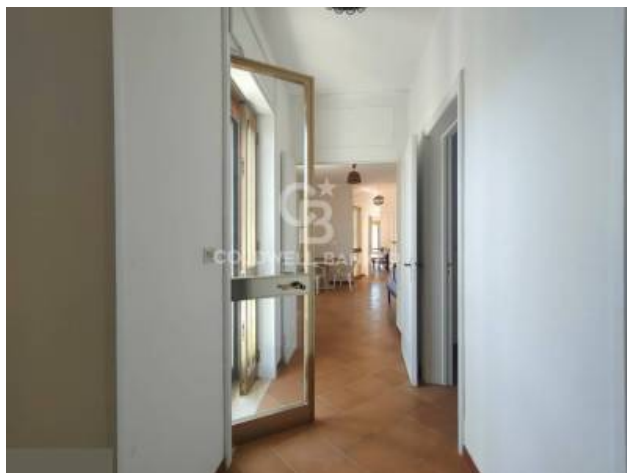
Features

Property ID: CBI069-2223-132546	Contract: Sale
Categoria: Chalet	Address: Via Jannara - Villaggio Nettuno
Zip Code: 73026	Municipality: Melendugno
Zona: Torre Specchia Ruggeri	Total sqm: 200 sq.m.
Livable surface: 120.00	Bedrooms: 2
Bathrooms: 1	Rooms: 4
Internal condition: Good	Floor: Ground Floor
Total floors: 1	Date of construction: 1980
Current Status: Available after the deed of sale	Garden: Private, 350 sq.m.
Kitchen: Regular Kitchen	Antenna : Independent
Electric system : Compliant with the building regulations of the time	Shower
Wooden fixtures	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	





Ugo Bodini

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