



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

€ 418.000

Ref. CBI069-2245-132556



**300 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

NOVOLI - LECCE - SALENTO

In Novoli, in a residential area full of greenery, is available for sale a recently built villa of about 170 sqm with a private garden of 1300 sqm surrounding it on three sides.

The villa consists of spacious rooms that visually communicate with the outside through large glass windows, thus giving pleasant sensation of spaciousness and brightness.

An elegant living area acts as the entrance to the house and consists of a large open space with lounge and dining area.

Adjacent to the living room, there are an eat-in kitchen with laundry room and one bathroom.

A hallway leads to the sleeping area, where there are three large bedrooms, that is two double bedrooms and a single one, and an additional bathroom.

The large and well-kept garden that surrounds the villa increases its liveability even outside, thus giving the possibility to spend relaxing moments in the open air.

The villa is for sale fully furnished and it is equipped with double glass windows, alarm system and heating system with convectors.

The property is just 2 km from the center of Novoli, 15 km from the nearest beaches on the Adriatic Sea and 23 km from the Ionian coast. It is also 12 km from Lecce and 42 km from Brindisi Airport.

### Certification

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**Energy Class:** E

**EP<sub>glnr</sub>:** 199.10 kwh/□

## Features

Property ID: CBI069-2245-132556	Contract: Sale
Categoria: Villa	Address: Via Corrado Alvaro
Zip Code: 73051	Municipality: Novoli
Total sqm: 300 sq.m.	Livable surface: 170.00
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Excellent
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Date of construction: 2013
Current Status: Available after the deed of sale	Garden: Private, 1.300 sq.m.
Sea distance: 15.000 meter	Kitchen: Regular Kitchen
Antenna : Independent	SAT Tv : Independent
High-speed internet connection	Fastweb connection
Electric system : Compliant	Shower
Alluminium 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	









