



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

Independent house for sale in Neviano

€ 158.000

Ref. CBI069-1765-132566



220 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

NEVIANO - LECCE - SALENTO

A few minutes from the city center, we are pleased to offer for sale a **detached house** of approx. **200sqm**, on two levels, in excellent condition and good finishes, completed with large spaces used as a garage/cellar, **private paving and light well**.

The ground floor consists of three large and bright rooms, two of which are open spaces, hallway-dining room, living room with stone fireplace, kitchen, bathroom, a comfortable closet and a light well with staircase connecting to the basement.

The first floor, used as a sleeping area, consists of three bedrooms, one of which with a large balcony, bathroom with shower, and stairwell which leads directly to the flat roof of about 80 sqm.

The basement, which has an independent entrance, consists of a garage, which is functional with cars of limited height, rumpus room, a multipurpose room and a small outdoor area, connected to the ground floor by an internal staircase.

The property is equipped with methane heating and air conditioning system, it is connected to all utilities and all systems are fully functional.

Neviano is only 15 km from Gallipoli, 40 km from Otranto on the Adriatic coast and 78 km from Brindisi Airport.

Certification

Energy Class: F

EPglr: 107.72 kwh/□

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lecce@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962

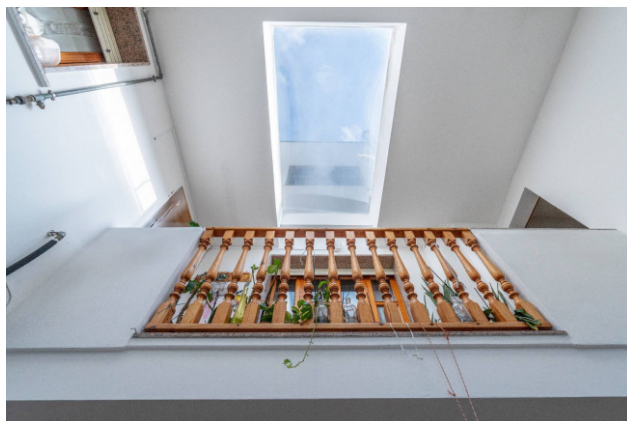


Features

Property ID: CBI069-1765-132566	Contract: Sale
Categoria: Independent house	Address: Via Nazario Sauro
Zip Code: 73040	Municipality: Neviano
Total sqm: 220 sq.m.	Livable surface: 200.00
Bedrooms: 3	Bathrooms: 3
Rooms: 8	Internal condition: Excellent
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 1984
Current Status: Available after the deed of sale	Balconies: Present, 12 sq.m.
Sea distance: 12.000 meter	Kitchen: Regular Kitchen
Garage: for one car, 20 sq.m.	: Yes
Terrace : 80 □	Antenna : Independent
SAT Tv : Independent	Storage
High-speed internet connection	Cellar : 60 □
Fireplace	Air conditioning
Electric system : Compliant	Shower
Wooden fixtures	Shutters
Roller shutters	Panoramic view
Airport distance	Shops distance or nearest city
Summary description	

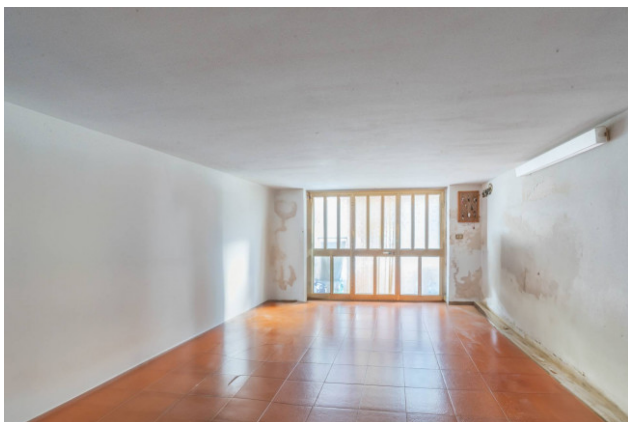
Nearby

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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