



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 Maglie

### Price on Application

Ref. CBI069-2155-132577



**670 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 8**

PUGLIA - SALENTO - JERSEYS

In Maglie, in the context of a new settlement but not far from the city centre, we are pleased to offer for sale an exclusive villa of approximately 250 m2 immersed in a garden of approximately 4,200 m2 with beautiful swimming pools and external hydromassage, solarium and patio .

The property in question is a prestigious single-family villa which consists of a ground floor only, comprising entrance hall, living room, dining area, kitchen, four bedrooms, three bathrooms and a storage room.

During the renovation phase, solar exposure was taken into account, in particular as regards the living areas of the house, the living room, kitchen and dining room and represents a sustainable building intervention due to the construction techniques adopted.

The property has a mixed load-bearing structure of walls, beams, pillars with almost all vaulted roofs, exposed "pavilion" type, of high quality and made with local materials.

The perimeter walls which have thicknesses ranging from 50 cm to 90 cm, made almost entirely with local stone, have a cavity of insulating material with a minimum thickness of 10 cm, guaranteeing great insulating power.

To further guarantee energy savings, an underfloor heating system, a Solar-Thermal and Photovoltaic system has been created, which in favorable climatic conditions provide almost 100% of the energy needed, even to heat the pool water.

The entire building is equipped with an electrical system and data network, as well as a centralized vacuum system.

The building is connected to the municipal electricity, sewerage, water and gas networks.

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Outside we find an outbuilding of approximately 30.50 m2 completely covered in Lecce stone "in a rustic state with a wide joint".  
The external window frames, with wooden frames, have double glazing filled with argon gas and triple glazing.  
The entire area is delimited with a fence characteristic of the area, with "dry stone walls", no less than 2.20 meters high.  
The entire lot is crossed both vertically and horizontally by two pedestrian walkways, delimited by colonnades in Lecce stone, surmounted by different floral varieties.  
The entire surface not affected by structures or flooring is laid out as a green "English lawn", with the presence of native fruit plants.  
Furthermore, the entire external area is equipped with a lighting and anti-intrusion system.  
The beautiful outdoor swimming pools embellish the property: the largest (5.20x14), the second swimming pool (1.85x5.4) and a hydromassage pool (1.95x2.95, 1.35 meters deep).  
The context of the structure is fascinating and highly suggestive which, while suggesting the idea of a splendid accommodation solution, offers various other opportunities, not least that of a prestigious private residence.  
The property is approximately 500 meters from the main activities, shops and essential services.  
Maglie is 30 km from Lecce and about 80 km from Brindisi airport.

## Certification

**Energy Class:** Not applicable

## Features

Property ID: CBI069-2155-132577	Contract: Sale
Categoria: Villa	Address: Via Elio Nisi, S.n.c.
Zip Code: 73024	Municipality: Maglie
Total sqm: 670 sq.m.	Livable surface: 250.00
Bedrooms: 4	Bathrooms: 3
Rooms: 8	Internal condition: Excellent
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Parking space: Uncovered Parking
Date of construction: 2020	Current Status: Available after the deed of sale
Sea distance: 16.000 meter	Kitchen: Regular Kitchen
Terrace	Antenna : Independent
SAT Tv : Independent	Storage
High-speed internet connection	Fastweb connection
Air conditioning	Telephone system
Electric system : Compliant	Wall mounted sanitary
Shower	Wooden fixtures
Preparation for alarm system	Pool
Land : 4200 □	Airport distance
Shops distance or nearest city	

## Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station



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Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office

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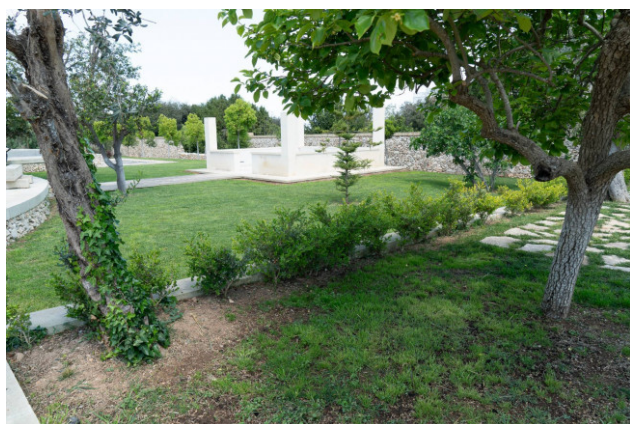
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