Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
P.IVA e C.F.: 04756020758
Tel.: (+39) 0832 099369

Land for Sell in Matino

Villaggio del fanciullo, Lecce, LE

49.000€

Contact info

Coldwell Banker Gruppo Bodini

Daniela Ferrari

Phone: +39 0833 607357
Mobile: +39 3924697314

Description

MATINO – LECCE – SALENTO
Panoramic Building Land – Create Your Dream Property!

If you’re looking for the perfect location to build your dream home with a wonderful panoramic view, this is the opportunity you’ve been waiting for! We offer for sale a splendid building plot included in an already approved Development Plan, ideal for the construction of a house/villa or a residence with an adjoining business/professional office.
In detail, the land has a surface area of approximately 600m2, a road-facing position and a regular shape. The building regulations provide for:

Minimum Lot Size: 500 sq m (ample space for a private garden, swimming pool, patio, or relaxation area).
Land Use Index: 1.5 cubic meters/sq m (allows for generous and customizable volumetric development).
Coverage Ratio: 30% (excellent balance between covered area and green/outdoor spaces). **Maximum Height & Floors** : Up to 8.00 meters on 2 floors above ground, perfect for enjoying the surrounding panorama to the fullest.
Permitted Uses: Residential, Facilities of collective interest (public or private), Small shops/businesses serving the residences.

Urban Planning Parameters and Distances:
Minimum distance from boundaries: 6.00 m
Minimum distance from buildings: 10.00 m (absolute)
Minimum distance from roads: 3.00 m (according to the project plan and volumetric diagram)

Why Choose This Land?
Ready for Planning: Approved Development Plan and clear implementation rules, for a streamlined and safe construction process.
Panoramic Position: It guarantees excellent brightness throughout the day and a breathtaking open view.
Maximum Versatility: The available volume allows you to design large, bright living spaces, garages, porches and any service or commercial spaces.

Contact us now for more information, to view project plans, or to schedule an on-site inspection!
Don’t miss the opportunity to build exactly the home you’ve always wanted.

Details

Property ID: CBI069-1827-133238

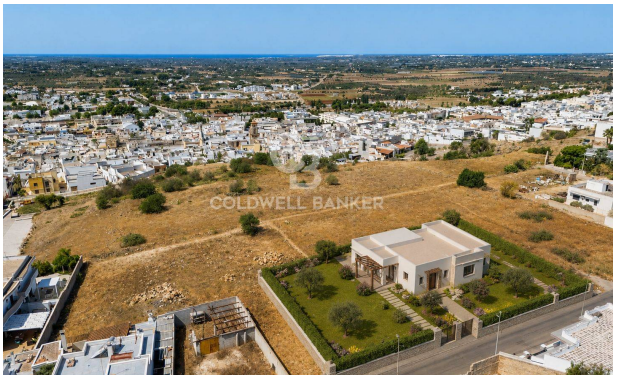
Surface: 590.00 m²

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

Images

COLDWELL BANKER


COLDWELL BANKER

Villaggio dell'Fanciullo
COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

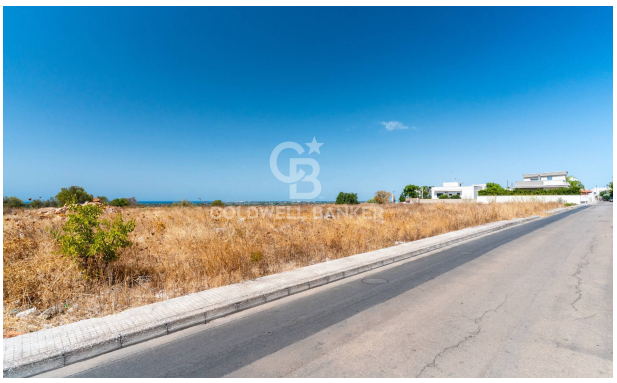
COLDWELL BANKER

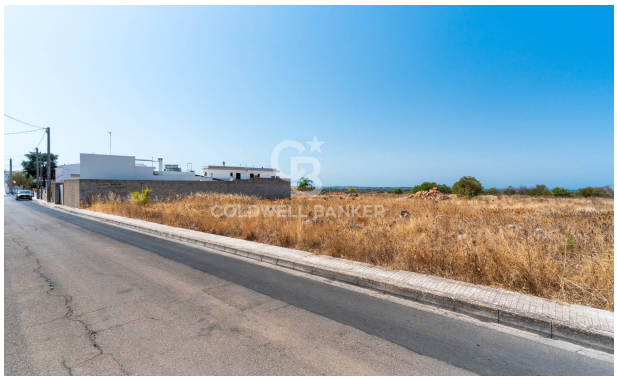
COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER


COLDWELL BANKER


COLDWELL BANKER