Coldwell Banker Gruppo Bodini
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Villa for Sell in Lecce - Area: Litorale

Viale Cristoforo Colombo, Lecce, 73100 (LE)

650.000€

Contact info

Coldwell Banker Gruppo Bodini

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Description

SAN CATALDO (LECCE) – SALENTO
A single-family villa with a commercial surface area of approximately 360 sqm is available for sale, located just 200 metres from the marina of San Cataldo and a few minutes from the beautiful city of Lecce. The property is arranged over two levels and sits on a plot of about 1200 sqm.
The villa is approached through a beautiful, fully enclosed garden with ornamental plants, a well-kept lawn and patios where you can relax outdoors.
The recently renovated interiors are bright and spacious, spanning the ground and first floors.
The ground floor features an elegant living room with large windows overlooking the garden, two bedrooms and a bathroom. A staircase leads to the first floor, which consists of a living room with a large sea-view window, an eat-in kitchen with a laundry room and a utility room, three bedrooms (one double and two singles) and two bathrooms (one en suite in the master bedroom).
Each room on the first floor opens onto a large balcony surrounding the villa on three sides and offering panoramic views of the sea, garden and quiet surroundings.
The ground floor is completed by a large multi-purpose room.
The roof terrace, accessible from inside the villa, offers incredible panoramic views.
The villa can be enjoyed year-round as it is equipped with an independent heating and cooling system, as well as solar panels for producing hot water, ensuring exceptional energy efficiency.
This property is a unique opportunity thanks to its privileged location just a few steps from the crystal-clear sea, its breathtaking sea views, its excellent interior finishes, its large spaces and its proximity to the city of Lecce. Whether you are looking for a main residence or an investment in the accommodation sector, this villa is the ideal choice for those seeking the tranquillity of San Cataldo Marina without compromising on the convenience of nearby amenities.
An opportunity not to be missed!

Details

Property ID: CBI069-2245-132816

Surface: 480.00 m²

Rooms: 10

Garden: Privato, 1.200 sqm

Bathrooms: 3

Energy Class: B EP glnr: 97.49 kwh/m²

Bedrooms: 5

Property Features

- Floor: On two levels
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 480.00 m²
- Rooms: 10
- Bedrooms: 5
- Bathrooms: 3
- Kitchen: Habitable
- Position: Touristic
- Balconies: Presente
- Shower: Yes
- Garage: Double
- Garden: Private, 1.200 sqm
- Terrace: Present

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

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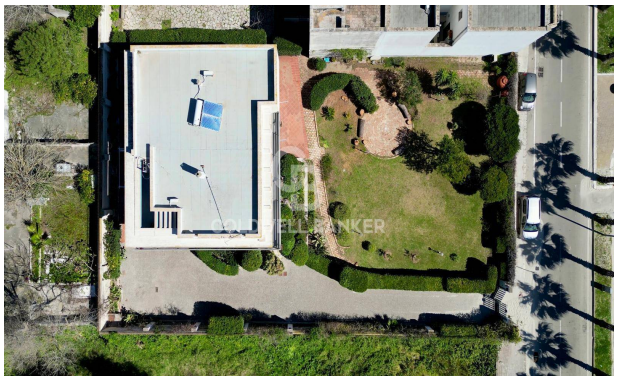

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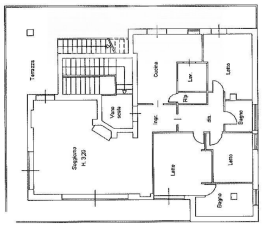
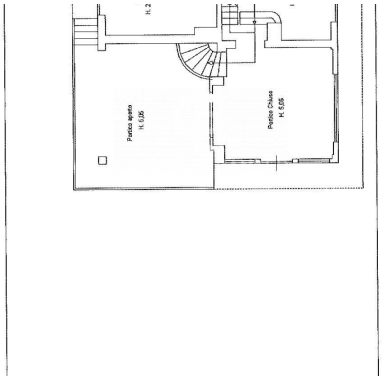
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