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Two-family villa for Sell in Nociglia

📍 Via Goffredo Mameli, Lecce, LE

115.000€



Contact info



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Description

NOCIGLIA – LECCE – SALENTO

In the heart of a charming village in lower Salento, we offer for sale a charming detached ground floor house of approximately 180m2, with a private garden of approx. 220 sqm.

The property, located between Via della Libertà and Via Mameli, boasts a spacious and well-organized interior, with bright rooms that ensure comfort and privacy.

Upon entering, a welcoming hallway leads to the living area, the true heart of the home: a convivial space perfect for family gatherings and relaxing moments. The spacious and well-designed dining room connects to a practical private kitchenette, while a storage closet completes the area, offering useful extra storage.

The sleeping area consists of two spacious and quiet bedrooms, designed to ensure rest and tranquility, served by a bathroom with window and a second toilet, ideal for everyday needs.

Completing the interior spaces is a generously sized multipurpose room, currently used as a third bedroom, but also perfect as a study, hobby room or tavern thanks to its versatility.

All rooms overlook the private garden, creating a pleasant continuity between inside and outside.

The property, while guaranteeing complete independence and privacy, is part of a discreet semi-detached complex, with another residential unit on the upper floor.

The property, in good condition, features double-glazed PVC windows, a perimeter alarm system, and a newly installed boiler. It is connected to natural gas, the Apulian aqueduct, and the public sewer system.

An ideal solution for those seeking comfort and functional spaces in a quiet area, without sacrificing the convenience of the town center.

Nociglia is just 11 km from Castro Marina, 14 km from Santa Cesarea Terme, and 26 km from Otranto. It's also about 40 km from Lecce and 91 km from Brindisi-Salento Airport.

Details



Property ID: CBI069-2246-132938



Surface: 200.00 m²



Rooms: 4



Bathrooms: 2



Energy Class: E EP glnr: 192.79 kwh/m²



Bedrooms: 2

Property Features



Floor: **Ground floor**



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **200.00 m²**



Rooms: **4**



Bedrooms: **2**



Bathrooms: **2**



Kitchen: **Habitable**



Position: **Central**



Balconies: **Presente**



Shower: **Yes**



Garden: **Private,**



Fireplace: **Yes**

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





