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

# Villa for Sell in Alezio

Via Gallipoli, Lecce, LE

495.000€

## Contact info

Coldwell Banker Gruppo Bodini
Stefania Stamerra
Phone: +39 0833 607357

# Description

**ALEZIO – LECCE – SALENTO**

In the charming Alezio, along the road that connects it to Gallipoli, we offer for sale a detached villa of approx. 330sqm on two levels with private garden and building land in a total plot of 3500 sqm.

The property is a truly charming residence, combining the solidity of traditional construction with the timeless charm of an architectural project that, even at the time of its construction, was celebrated in Ance's well-known technical magazine "L' industria delle costruzioni" for its originality and modern vision.

From the large gate on the main road, the tree-lined driveway leads to a small green oasis, a meticulously maintained garden with ornamental plants, a lush and fragrant citrus grove, and a selection of aromatic herbs and spices. A refined green wall conceals the outdoor shower, immersed in nature. Discreet and well-integrated, it offers a sense of well-being, ideal for cooling off on sunny days.

As soon as we enter, we're immediately struck by this home's unique features: the ground floor features a living area with a variety of levels and a large central fireplace, a secluded kitchen, a bedroom, and a bathroom. All rooms open directly onto the garden.

On the first floor, the sleeping area consists of three bedrooms, two of which have air conditioning, and two bathrooms. The distinctive feature is undoubtedly the hallway overlooking/opening to a small balcony overlooking the floor below.

The building land certainly adds value to this property, allowing for the construction of a twin villa for harmonious living with family or for the entire property to be transformed into a luxury accommodation facility.

The property is not connected to the mains as it uses a well for water. There is, however, a sealed well for wastewater. Heating is present but there is no boiler.

Alezio is just 5 km from Gallipoli and its beautiful beaches, 40 km from Lecce, 45 km from Otranto, 75 km from Brindisi Airport, and 204 km from Bari Airport.

# Details

| | |
|---|---|
| Property ID: CBI069-2246-132952 | Surface: 419.00 m² |
| Rooms: 7 | Bathrooms: 3 |
| Energy Class: F EP glnr: 215.39 kwh/m² | Bedrooms: 4 |

# Property Features

- Floor: Multi-story
- Conservation status: Good
- Current condition: Free upon deed
- Surface: 419.00 m²
- Rooms: 7
- Bedrooms: 4
- Bathrooms: 3
- Kitchen: Habitable
- Position: Central
- Shower: Yes
- Garden: Private,
- Fireplace: Yes
- 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

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

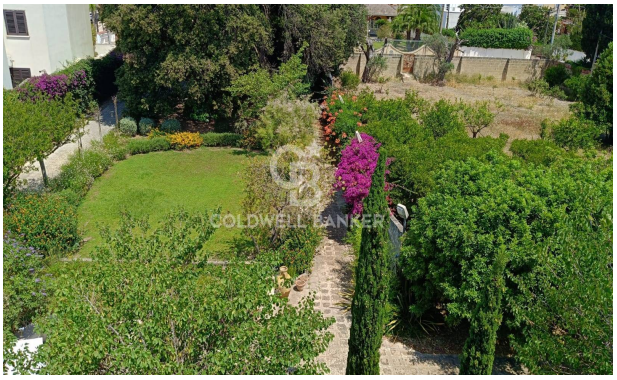
COLDWELL BANKER

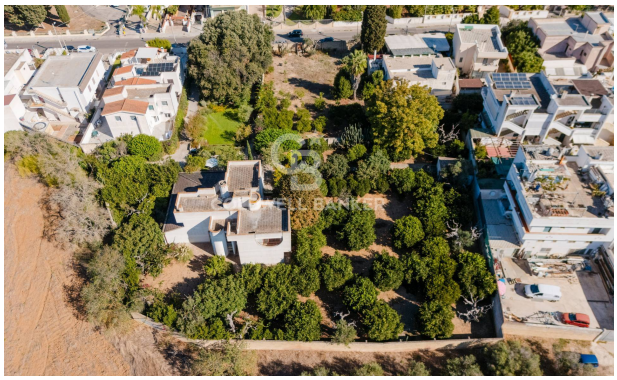
COLDWELL BANKER

COLDWELL BANKER

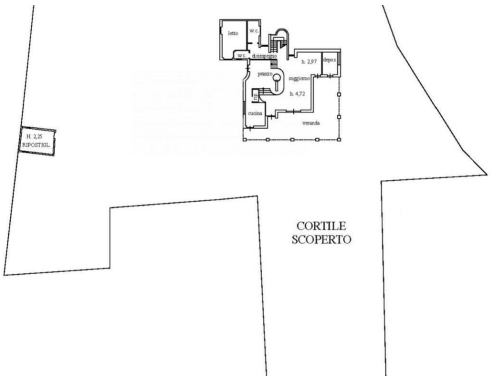
COLDWELL BANKER

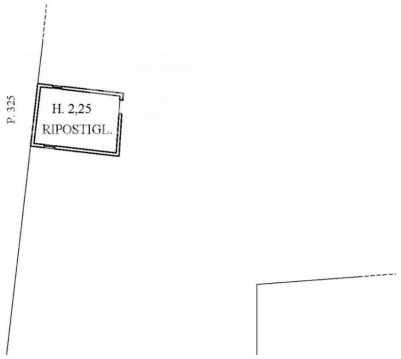
COLDWELL BANKER

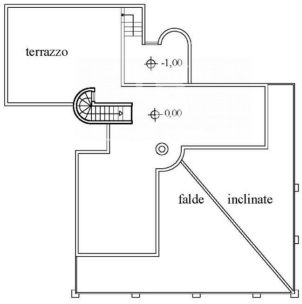

COLDWELL BANKER


COLDWELL BANKER

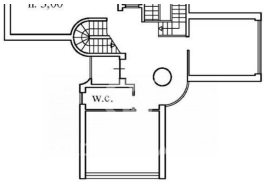
COLDWELL BANKER

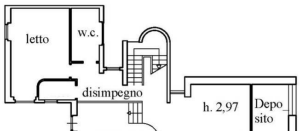



**Pianta Piano Coperture**




**Pianta Piano Primo**