



COLDWELL BANKER
ITALY

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Indipendent house for Sell in Galatina

📍 Via Monsignor Pendinelli, Lecce, 73013 (LE)

690.000€



Contact info



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Description

GALATINA

Elegant detached residence with garden

In the heart of Galatina, in a quiet, well-served residential area, we offer for sale an **independent property** of approximately 870 sqm, arranged over two main floors and a large, versatile basement level. The property is enhanced by a rear garden, as well as **large verandas** and **terraces** on the same level.

On the **mezzanine floor**, measuring approximately 300 sqm, develops the main residence. It is welcoming and bright, thanks in part to the 3-metre-high ceilings, which give all the rooms a wonderful sense of space.

The living area consists of a spacious entrance hall, an elegant reception room with balcony, a refined study, and a comfortable dining room/sitting area adjoining the kitchen with fireplace and the laundry area with storage room. The sleeping area features three large bedrooms and three bathrooms.

From this floor, there is direct access to a veranda overlooking the approximately 350 sq m rear garden, a private green oasis, ideal for outdoor dining and relaxing.

The **first floor**, accessed via an independent staircase, contains two separate apartments, one of approximately 115 sqm and the other approximately 126 sqm. Both consist of an entrance hall, living room, eat-in kitchen, two bedrooms and a bathroom. The two units have access to terraces and balconies on the same level and are ideal for accommodating family and friends in a completely independent way, or for generating rental income.

The property is completed by the **rooftop terrace** and a large 330 sqm **basement**, a large multi-purpose space divided into several rooms and equipped with a bathroom and a convenient access ramp. This is a perfect space for use as an entertainment area, private gym, workshop, hobby area or large storage/garage facility.

Thanks to its internal layout and the various independent entrances, the property is an ideal choice both for those seeking a prestigious **multi-family residence** and for those wishing to create a **hospitality business** or combine a private residence with a professional office/studio.

The property is also just a few steps from the elegant historic centre of Galatina, one of the most highly regarded towns in Salento, renowned for its Baroque architecture, beautiful squares, shops, and numerous caf  s and restaurants.

It is approximately 25 km from Lecce, 30 km from Gallipoli, and 70 km from Brindisi Airport.

Contact us for further information!

Details



Property ID: CBI069-579-133236



Surface: 900.00 m²



Rooms: 16



Garden: Privato, 350 sqm



Bathrooms: 6



Energy Class: E EP glnr: 144.67 kwh/m²



Bedrooms: 7

Property Features



Floor: Multi-story



Conservation status: Excellent



Current condition: Free upon deed



Surface: 900.00 m²



Rooms: 16



Bedrooms: 7



Bathrooms: 6



Kitchen: Habitable



Position: Central



Balconies: Presente



Shower: Yes



Garage: Shed



Garden: Private, 350 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

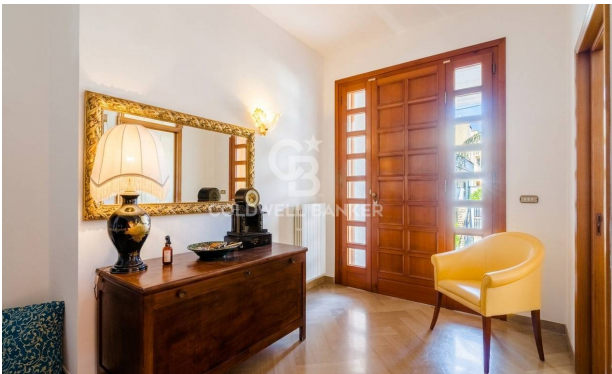


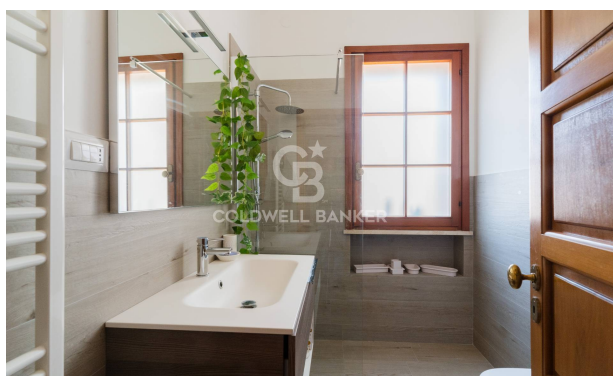
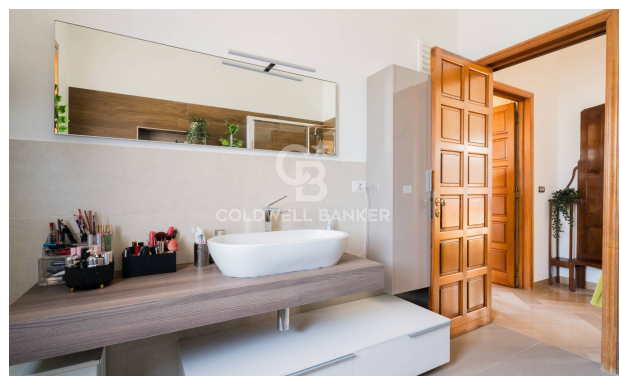
Shopping centres

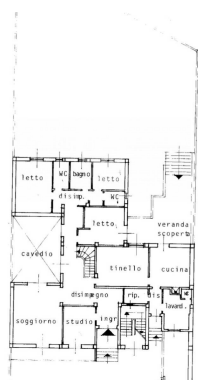


Municipal office

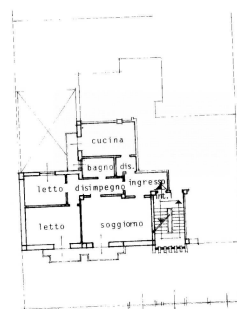
Images



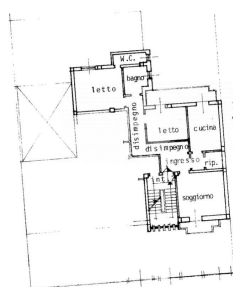




PIANO
RIALZATO
H. = 3,00

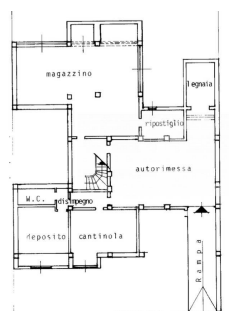


PIANO
PRIMO
H. = 2,70



PIANO
PRIMO
H. = 2,70

Via Monsignore Pendinelli



PIANO
SEMINTERRATO
H. = 3,00

Via Monsignore Pendinelli