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# Stable for Sell in Salve

📍 Via Roma ang. Via Niccolò Machiavelli, Lecce, 73050 (LE)

**320.000€**



## Contact info



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# Description

SALVE

ENTIRE CORNER BUILDING ON THREE LELEVS QITH SEA-VIEW TERRACE. EXCELLENT INVESTMENT OPPORTUNITY

Just 4 km from the beautiful beaches of Marina di Pescoluse, we are offering for sale an entire building of approximately 490 sqm, situated on the corner side between Via Roma and Via Niccolò Macchiavelli.

The property is arranged over three independent levels and features a layout that offers multiple possibilities for use and enhancement.

On the ground floor, there are two storage rooms, each with its own independent entrance from Via Roma, with a combined surface area of approximately 140 sqm.

Both spaces feature windows overlooking the street and an exit onto a small internal courtyard of approximately 50 sqm, providing additional natural light and outdoor space.

The floor is completed by a garage of approximately 20 sqm.

The ground floor houses an apartment of approximately 150 sqm, also with independent access from Via Roma.

It consists of spacious living room, dining room, two bedrooms, a bathroom and a kitchen.

The apartment also features a balcony overlooking the internal courtyard.

A separate staircase, with its own independent entrance from Via Niccolò Macchiavelli, leads to the first floor, where there is another apartment with features similar to those of the apartment on the raised ground floor, covering a total area of approximately 150 sqm.

The property is currently divided into two residential units, offering greater flexibility in terms of space management and intended use.

Continuing up the staircase, you reach an additional room of approximately 30 sqm, with direct access to a spacious terrace of approximately 120 sqm, from which you can enjoy charming sea views.

This is a particularly attractive space, ideal for relaxing and socialising outdoors.

The entire building is currently rented out, making it particularly appealing to anyone looking for a property investment that already generates rental income.

It is also well suited for use as a home for two or three families. The property requires some renovation work, giving the future owner the opportunity to customise and enhance the spaces according to their residential needs or investment strategy.

Contact us for further information!

# Details



Property ID: CBI069-613-133193



Surface: 550.00 m²



Rooms: 17



Bathrooms: 3



Energy Class: D EP glnr: 110.12 kwh/m²



Bedrooms: 5

# Property Features



Floor: Multi-story



Conservation status: **Good**



Current condition: **Leased**



Surface: **550.00 m²**



Rooms: **17**



Bedrooms: **5**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Central**



Balconies: **Presente**



Shower: **Yes**



Garage: **Single**



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





