



COLDWELL BANKER
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Indipendent house for Sell in San Donaci

📍 Via Regina Elena, Brindisi, 72025 (BR)

59.000€



Contact info



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Description

Entire building with panoramic terrace in the heart of San Donaci – authentic charm and versatility

In the heart of San Donaci, we offer for sale a charming two-level building, ideal for those looking to live or invest in an authentic, spacious space with plenty of potential.

On the ground floor, there are a series of rooms with typical local architectural features, such as star vaults and very high ceilings, which give the property charm and personality. The entrance is provided by a main door and a second driveway, making the floor easily accessible for artisanal or commercial activities. At the rear, there is a small private courtyard.

A convenient staircase with a private entrance leads to the upper floor, where the main living area is located. It comprises a spacious living room, a kitchen with a fireplace, a bathroom, two bedrooms, and a third room that can be converted as needed. Two rooms open onto a balcony, while the internal staircase leads to the private terrace, which offers a splendid 360° panoramic view of the village.

The total floor area is approximately 126 square meters on the ground floor and 154 square meters on the upper floor, with well-distributed and bright spaces. The property is ideal for a variety of uses, including a home with a professional office, a two-family house, or an investment for a hospitality business.

San Donaci is strategically located, just 23 km from Brindisi Airport and approximately 139 km from Bari, easily accessible by car. Nearby are towns of interest such as Cellino San Marco, home of wine and folk music; Guagnano and Salice Salentino, famous for their wine production; Mesagne, rich in history and culture; and Brindisi, an important port and tourist center on the Adriatic coast.

An ideal option for those seeking an authentic, spacious property in a convenient location in the heart of Salento.

Contact our offices for further information or to request a viewing of the property.

Details



Property ID: CBI092-2166-63880



Surface: 280.00 m²



Rooms: 10



Bathrooms: 1



Energy Class: D EP glnr: 178.48 kwh/m²



Bedrooms: 3

Property Features



Floor: On two levels



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 280.00 m²



Rooms: 10



Bedrooms: 3



Bathrooms: 1



Kitchen: Habitable



Position: Central



Balconies: Presente



Shower: Yes



Garage: Shed



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







