

Villa for Sale in Racale

€ 375.000

Ref. CBI069-2247-132703



1.000 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 11

RACALE - LECCE - SALENTO

In Racale, in a residential and well-served area, we are pleased to offer for sale a **villa immersed in greenery**, with generous spaces composed of **two independent units**: the raised ground floor, of approx. **180 sqm**, and the basement floor, of approx. **165 sqm**.

The raised ground floor, preceded by a veranda, welcomes us with a spacious and bright living room, embellished with a beautiful **double-sided fireplace** that separates the space from the large kitchen, which overlooks the rear garden. This kitchen leads to a covered porch, ideal for social gatherings during warm summer evenings. The living area is completed by a room currently used as an office.

A few steps lead to the night area, consisting of three bedrooms: a master bedroom with a large bathroom featuring a hydromassage bathtub, two smaller bedrooms, and an additional bathroom with a shower. Adjacent to the main body of the house, but completely separate and independent, there is a room used as an office.

On the basement floor, the property has a separate unit with an independent entrance, composed of a hallway, a living room with a fireplace, a large kitchen, two spacious bedrooms, and two bathrooms. An internal staircase connects the two units.

The basement also includes a **large garage**, which requires some finishing work.

All rooms are equipped with radiators or towel heaters and air conditioning; the living area is adorned with wooden beams, spotlights, stone wall coverings, and wooden parquet floors.

The total land area of the property is of approx. 1000 sqm, with around 350 sqm of well-maintained lawn and 300 sqm of paved area. This villa is equipped with a 6 kW photovoltaic system that significantly reduces electricity consumption. It is connected to the water supply but not to the sewer system, and the heating system runs on methane gas.



The property is ideal for hosting two families or as a residential and tourist solution, being close to the most beautiful locations in Salento.

Racale is 17 km from Gallipoli, 40 km from Lecce, 50 km from Otranto, and 100 km from Brindisi Airport.

Property Informations

Address: Via Salvo D'acquisto

Zip code: 73055

Livable surface: 350.00

Bedrooms: 5

Bathrooms: 4

Rooms: 11

Internal condition: Excellent

Floor: Ground floor

Total floors: 2

Date of construction: 2011

Current condition: Available after the deed of sale

Balconies: Present

Garden: Private, 350 sq.m

Sea distance: 7.000 meter

Kitchen: Eat-in kitchen

Features

Antenna: Independent

Cellar

Fireplace

Air conditioning

Electric system: Compliant

Whirlpool bath

Shower

Alluminium fixtures

Airport distance

Shops distance or nearest city

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







