Coldwell Banker Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina
Phone number (+39) 0836211782 Fax (+39) 06 99335441

Villa for Sale in Galatina

€ 290.000

Ref. CBI104-622-252



280 sq.m | Bathrooms: 2 | Bedrooms: 4 | Rooms: 8

GALATINA - LECCE - SALENTO

In the vibrant and history-rich heart of Galatina, we offer for sale a one-of-a-kind independent solution, a spacious residence that stands majestically in a corner position and extends over approximately 280 square meters. With four independent views and three separate entrances, this property stands out for its elegant character, versatility of use and the rare opportunity to be divided into two independent real estate units, perfect for those looking for a housing solution with independent spaces for family, guests or investment.
The main entrance welcomes you into a refined and bright environment, characterized by a fine marble floor that reflects natural light and enriches every corner of the living area, consisting of a large double living room, suitable for formal occasions and convivial moments, and a warm and welcoming dining room, embellished with an elegant fireplace. From the dining room, a French window opens onto a balcony that leads to the garden, creating a pleasant connection between inside and outside. To complete this area we also find a functional kitchenette, well separated from the formal spaces. The sleeping area, on the other hand, consists of three large bedrooms that offer private and comfortable spaces, accompanied by two bathrooms and a private study, ideal for those who work from home or need a quiet space. The residence is entirely surrounded by balconies that provide brightness and a view of the terraced green areas, which slope around the property, thus offering a dimension of privacy and harmony.
To complete the property, a two-room apartment, complete with bathroom, with independent access, an extremely versatile space that can be used as a guest house or a professional studio, further enriching the possibilities of use of this magnificent residence. An internal staircase, located near the kitchen, leads to the solar area of exclusive property, which offers a privileged view and is perfect as a

relaxation or convivial area to spend evenings outdoors. The property also has a large covered parking area accessible via a sliding gate, designed to accommodate multiple vehicles in complete safety.
This detached house, while maintaining a timeless charm, requires some renovation work to fully enhance its architectural features and adapt it to modern needs, thus enhancing each room in a unique and personal way. Located in a residential area full of services, this property represents a rare opportunity for those who want a prestigious and spacious residence.
Contact us for more information or to arrange an exclusive visit.

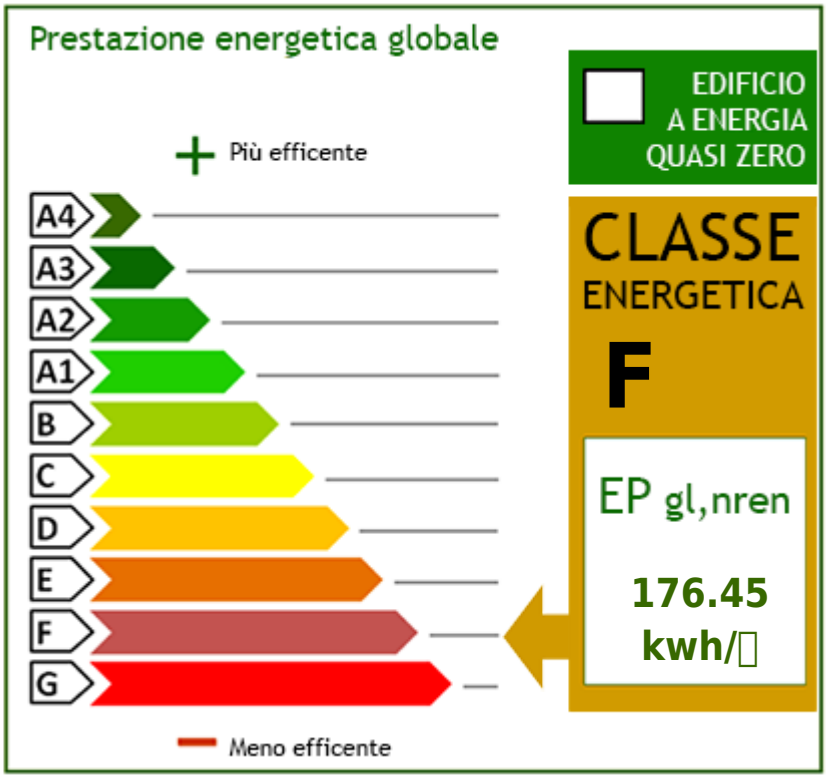
Galatina is 20 km from Lecce, 18 km from Gallipoli, 25 km from Otranto and 45 km from Brindisi airport.

Property Informations

Address: Via Delle Rose, 10	**Zip code**: 73013
Bedrooms: 4	**Bathrooms**: 2
Rooms: 8	**Floor**: Mezzanine floor
Total floors: 1	**Parking space**: Covered
Current condition: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	

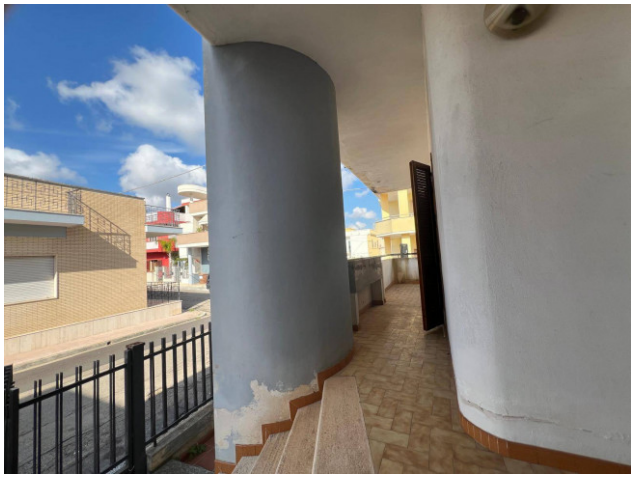
Nearby

Gyms	Spa	Football Fields	Fitness Centers
Tennis Courts	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices			


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
F
EP gl,nren
176.45 kwh/
Meno efficente







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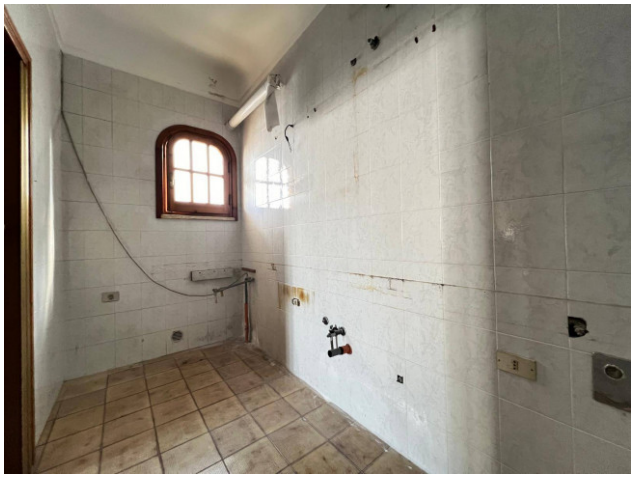





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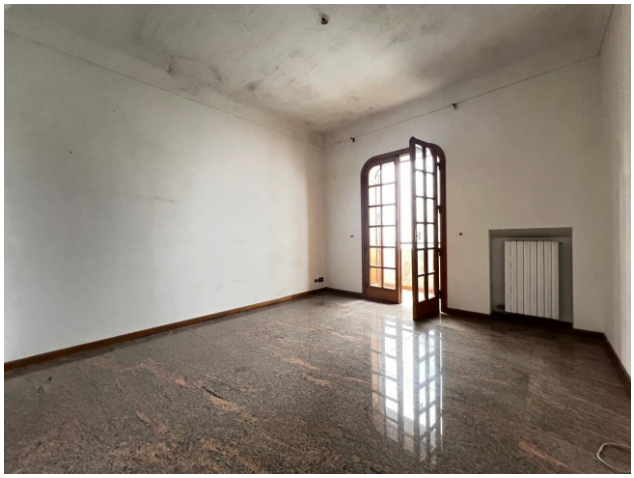


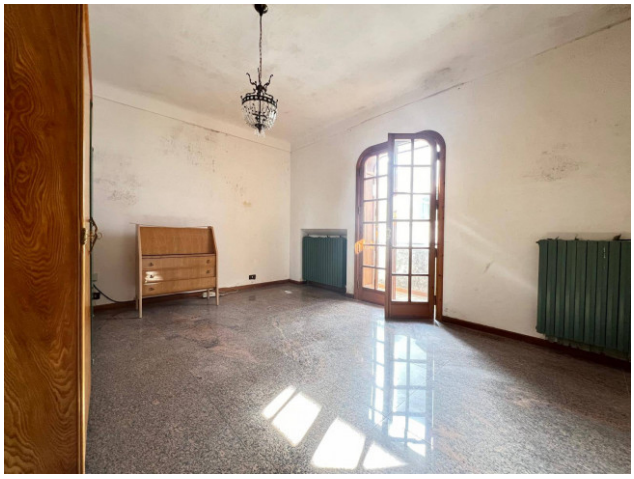




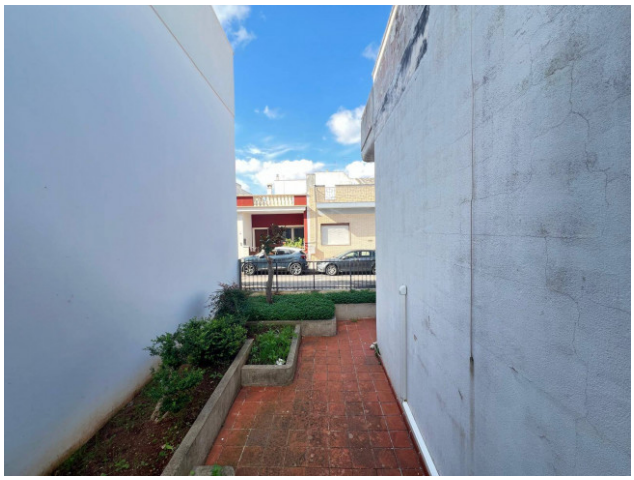

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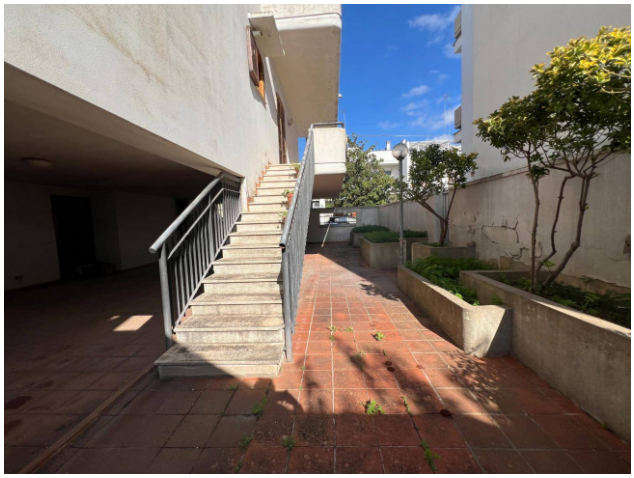







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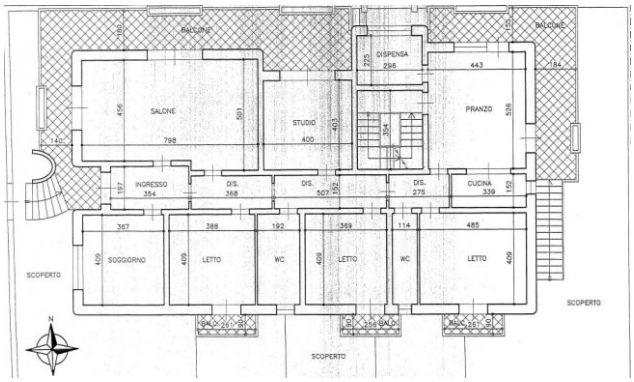







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