Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
Phone number (+39) 0832 099369

Villa for Sale in Sannicola
€ 1.350.000
Ref. CBI069-1827-132776

550 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 9

SANNICOLA - LECCE - SALENTO
Within the Serre Salentine District, **just minutes from the beaches of Gallipoli**, we present a **one-of-a-kind property,** featuring refined and elegant architecture, an antique feel, and contemporary design, all enhanced by **spacious outdoor spaces** and **a breathtaking panoramic view.**
The property has two entrances: the first directly to the house from Via Collina, the second through a wonderful large door from the central Via Roma.
The original construction probably dates back to between **the end of the 19th century and the beginning of the 20th century,** as evidenced by the beautiful **star and barrel vaults** on both floors and built on the **living rock, still bearing the signs of manual chiselling.**
The property, largely renovated, is currently used as a vacation rental. Spread across two adjoining yet completely independent levels, it welcomes you into a spacious entrance hall, finished with Venetian stucco on the walls and beautiful columns. It has been designed as two mini-apartments, each with a kitchen or kitchenette, bedrooms, and a bathroom with shower. The entire property also features **a splendid terrace** with dedicated and exclusive spaces, **perfect for relaxing and sharing in a sophisticated and timeless atmosphere.**
The basement, which actually looks like a ground floor when entering from Via Roma, contains additional rooms that can be finished and customized to your needs or preferences, all embellished with exposed stone vaults. **The total floor area is approximately 300 sqm**.
Of particular beauty and uniqueness is the porthole on the ground floor terrace, which provides light and, above all, visually connects

the two floors. The entire property is surrounded by a **magnificent garden with large paved areas**, **a small decorative pool built into the stone**, and many ornamental plants as well as **a fragrant citrus grove.**
Completing this beautiful property is a **small, privately owned chapel**, carefully restored and embellished with several frescoes.
All the materials used and the accessories present are of great quality, internal fixtures in real wood, external fixtures with thermal cut, marble for the stairs, Venetian stucco on the walls and columns, flooring with geometric effects, solar thermal, there is also **a latest generation lift** that connects the property from the ground floor to the solar paving.
The property is equipped with a natural gas connection, an alarm system, water and sewerage, and air-conditioning heating and cooling with fan coil units.
It is sold fully furnished and complete with accessories, with the possibility of further construction, and there is also an artesian well with a water table of 110 m.
No architectural barriers.
Sannicola is just 7 km from Gallipoli and the most beautiful beaches on the Ionian coast. It is 44 km from Lecce and 90 km from Brindisi Airport.

Property Informations

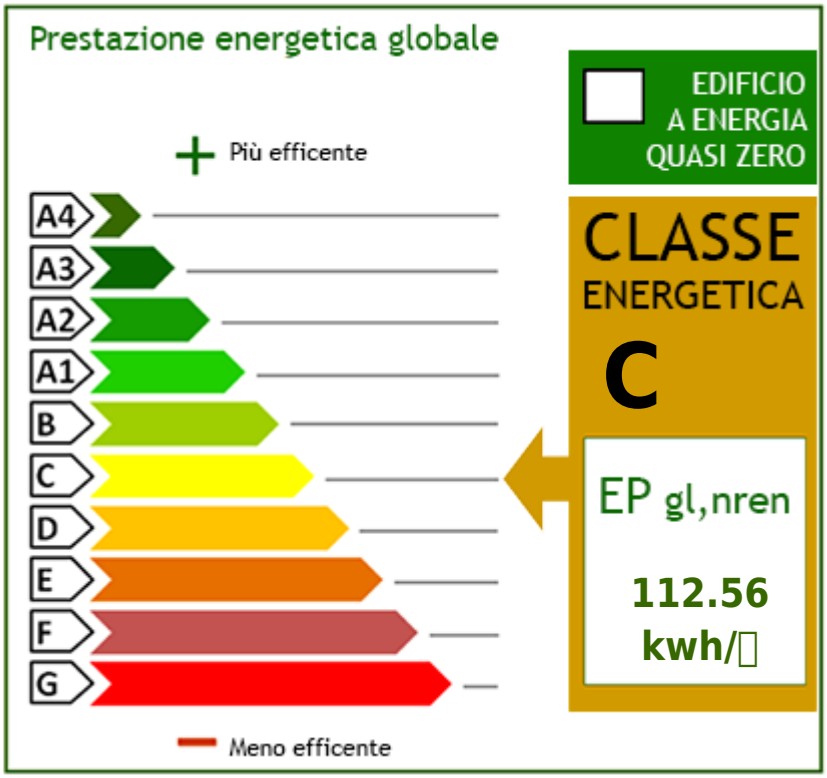
Address: Via Collina, 89	**Livable surface**: 300.00
Bedrooms: 4	**Bathrooms**: 4
Rooms: 9	**Internal condition**: Excellent
Floor: Ground floor	**Total floors**: 2
Parking space: Uncovered	**Lift**: Yes
No architectural barriers: Yes	**Date of construction**: 1967
Current condition: Available after the deed of sale	**Terrace**: Present
Garden: Private	**Sea distance**: 7.500 meter
Kitchen: Eat-in kitchen	**animals allowed**: Yes

Features

Terrace	Antenna: Independent	Porch
High-speed internet connection	Cellar	Fastweb connection
Air conditioning	Electric system: Compliant	Shower
Alluminium fixtures	Preparation for alarm system	Shutters
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			


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

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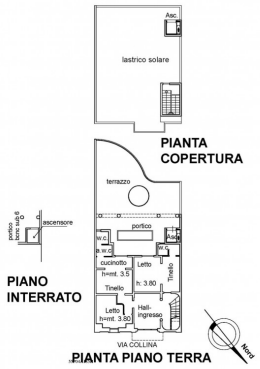

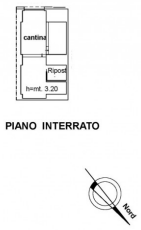

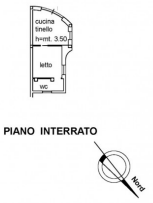

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