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

Villa for Sale in Miggiano
€ 240.000
Ref. CBI104-2688-298



330 sq.m | Bathrooms: 3 | Bedrooms: 6 | Rooms: 8

Miggiano - Via Livorno

In the authentic heart of Salento, a few kilometers from the most suggestive coasts of Capo di Leuca, Coldwell Banker offers for sale a spacious independent villa in a corner position, immersed in a residential, quiet and private context.
The villa is spread over three completely independent levels, each with a separate entrance, both from the street and from the private garden.
The raised ground floor, already completely finished, of 180 square meters, stands out for the size and brightness of the rooms. The living area opens onto a refined double living room, flanked by a welcoming living room with fireplace and a separate, functional and well-organized kitchen. The sleeping area offers three bedrooms, including one of generous size, ideal for hosting more beds or creating a suite with a study area. A bathroom with window completes the floor.
The basement, 122 square meters, also with windows and independent, offers a large open space with fireplace, currently enriched by a kitchenette, three multipurpose rooms, a bathroom and laundry area. A versatile space, to be used as a hobby area or private study.
The upper floor, of the same surface as the mezzanine, is already plastered and equipped with all the systems. Lacking internal finishes (floors, fixtures, doors), it allows the future owner to customize every detail. It is accessed from the main road and the internal distribution includes a living room overlooking a private balcony, a large dining room with open kitchen and terrace on the same level, three bedrooms, two of which with private balcony, two bathrooms, and direct access to the flat roof with laundry room. There is also a second independent access from the garden, which leads directly to the living room with an external balcony.

Outside, an uncovered area of exclusive relevance of approximately 540 square meters, partly paved, which has a driveway and a canopy for covered parking for two cars. In the center of the garden, a delightful decorative fountain enriches the personality of this property.

This villa represents a real estate solution with multiple potential. The presence of three independent units allows the property to be adapted to different needs: perfect for large or multi-generational families, it lends itself equally well to being converted into a hospitality facility, in one of the most beloved areas of Salento, or to a spacious private residence.

The strategic position, in a quiet context but close to the main points of interest of Salento, further increases its value both from a residential perspective and as an investment.

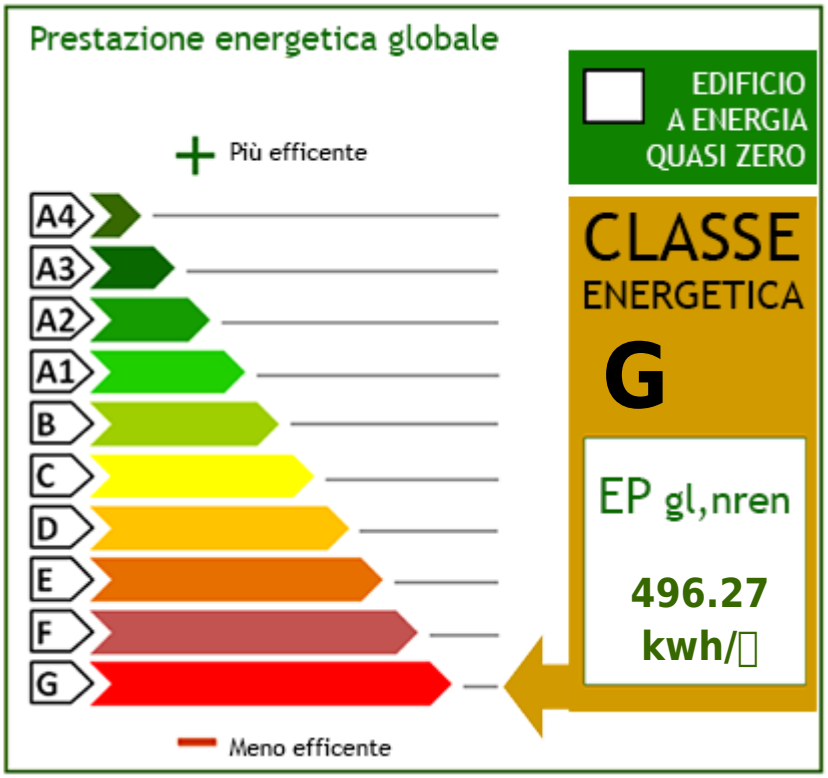
Property Informations

Address: Via Livorno, 76	**Zip code**: 73035
Bedrooms: 6	**Bathrooms**: 3
Rooms: 8	**Internal condition**: Good
Floor: On two levels	**Total floors**: 2
Parking space: Covered	**Current condition**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private, 540 sq.m	**Kitchen**: Open 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			

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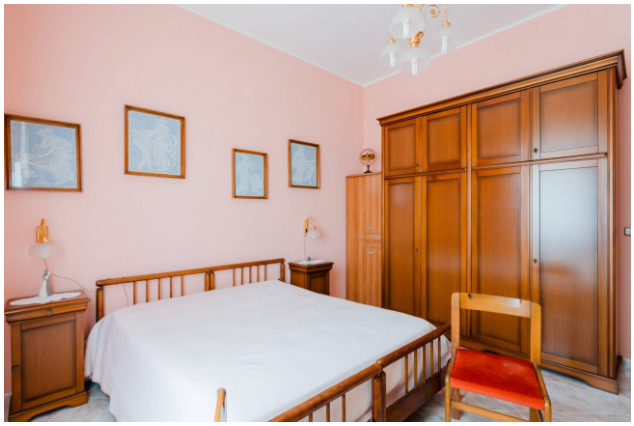
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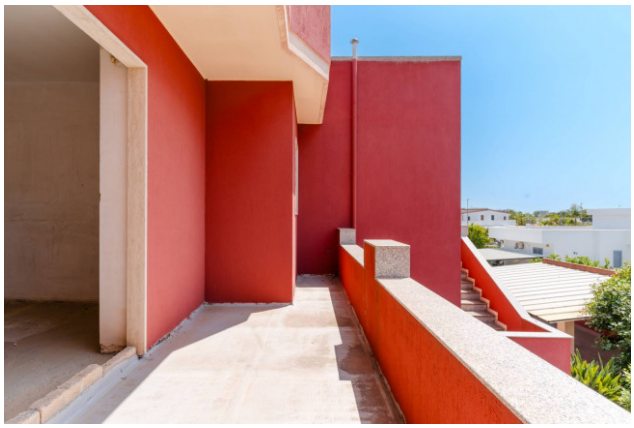








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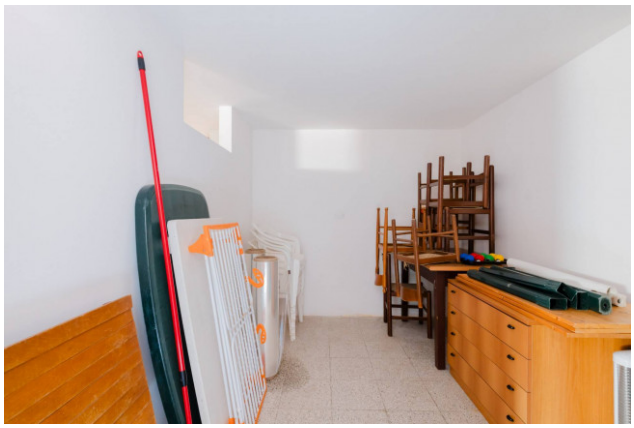






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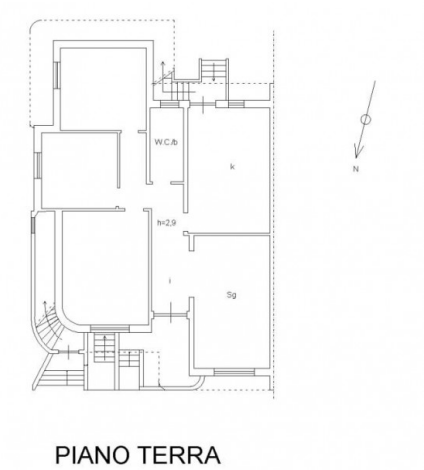






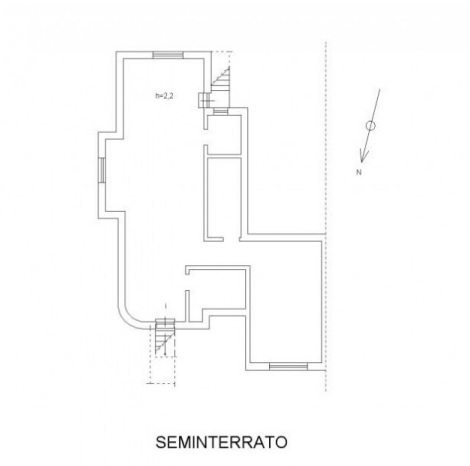






PIANO TERRA

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SEMINTERRATO

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