

Villa for Sale in Squinzano

€ 250.000

Ref. CBI069-2245-132940



120 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

CASALABATE (SQUINZANO) - LECCE - SALENTO

Villa under construction for sale in Casalabate with private pool, just 200 metres from the sea

A short walk from the beaches of Casalabate, marina of the municipality of Squinzano, we offer for sale a newly built villa of about 90 sqm on two levels.

The property is free on three sides and it has a large, well-kept garden with lawn, plants, pergolas and paved paths of approximately 300 sqm with a swimming pool.

On the ground floor, we are welcomed by a bright open-plan living room with sitting area, kitchen and one bathroom/laundry room; on the first floor we have the sleeping area consisting of two bedrooms, one of which overlooks a balcony, and a second bathroom.

The garden offers all rooms a beautiful green view and it can be used also as parking space.

The villa is perfectly insulated and equipped with a video intercom, security door, alarm system, outdoor lighting and irrigation system.

It has been designed to energy class A4 in order to offer maximum energy savings, thanks also to the presence of a solar panel for hot water production and a 3 kW photovoltaic system with storage battery.

The adjacent villa of the same type is also available for sale at the same price.

The property is just 200 metres from the sea and a short distance from other charming seaside resorts on the Adriatic coast. It is also 10 km from Squinzano, 22 km from Lecce and 34 km from Brindisi Airport.



Property Informations

Address: Via della Triglia

Zip code: 73018

Livable surface: 90.00

Bedrooms: 2

Bathrooms: 2

Rooms: 3

Floor: On two levels

Total floors: 2

Parking space: Uncovered

Date of construction: 2025

Balconies: Present, 6 sq.m

Terrace: Present

Garden: Private, 300 sq.m

Sea distance: 200 meter

Kitchen: Eat-in kitchen

Features

Antenna: Independent

SAT Tv: Independent

Electric system: Compliant

Shower

Alluminium fixtures

Pool

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

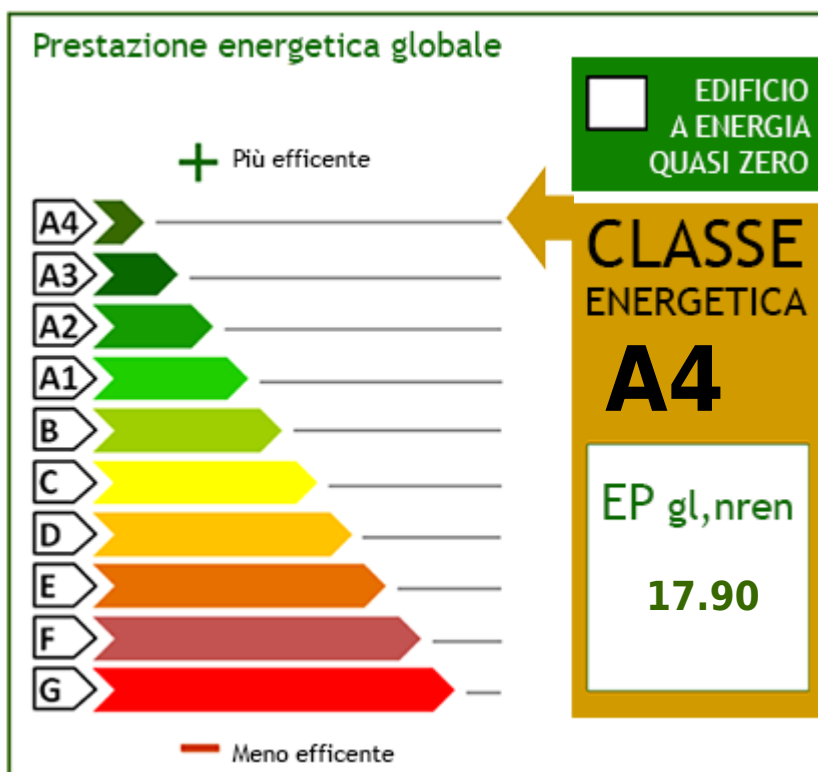
High school

Bar

Post offices

Shopping centres

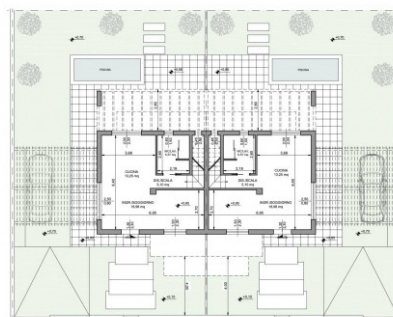
Municipal office



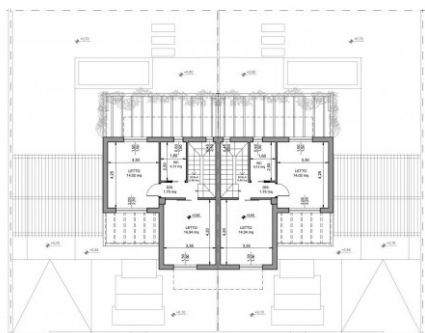


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Abitazione Bifamiliare
Pianta Piano Terra



Abitazione Bifamiliare
Pianta Piano Primo