

Apartment for Sale in Monteroni di Lecce

€ 205.000

Ref. CBI069-2249-132964



171 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

PUGLIA - SALENTO - MONTERONI DI LECCE

In **Monteroni di Lecce**, in a residential and well-served area, we are pleased to offer for sale a **modern and spacious apartment of approximately 146 sqm**, located on the second floor of an elegant, recently built residential building equipped with a lift. Built in 2011, the property is in impeccable condition and is **ready to move into with no renovation work required**.

The entrance, preceded by a veranda, opens onto a welcoming living area characterized by spacious and bright interiors designed to provide comfort and functionality. The large living room is the heart of the home, perfect for relaxing and entertaining. Completing the living area is a well-organized kitchen, separated from the living room by an elegant arch and opening onto a balcony currently used as a laundry area.

Thanks to a large French door, the kitchen enjoys excellent natural light and provides a natural connection to the outdoors.

The sleeping area is well separated and private, comprising **two generously sized bedrooms**, plus a **third room on the upper floor**, which can be used as a bedroom or study.

The property is completed by **two well-appointed bathrooms**, one on each floor, offering practicality and comfort for everyday living.

A remarkable **approximately 115 sqm terrace** further enhances the property. This exceptionally spacious outdoor area is ideal for summer dinners, relaxing in the sun, children's playtime, or for those wishing to create a small urban garden. The terrace represents a natural extension of the home, perfect for enjoying throughout the year.

The property also includes a **double garage of approximately 30 sqm** and a **cellar/storage room of approximately 6 sqm**.

The property is equipped with **provision for the installation of a photovoltaic system**, as well as a **water storage and pressure**



system (autoclave) located in the cellar area.

A complete, modern, bright and immediately habitable property, ideal for those looking for generous indoor and outdoor spaces in a peaceful setting just a few minutes from Lecce.

Monteroni di Lecce is located **7 km from Lecce, 20 km from the Adriatic and Ionian coastlines, 37 km from Gallipoli, 50 km from Otranto, and 35 km from Brindisi Airport.**

Property Informations

Address: Via Gen. C. A. Dalla Chiesa, 13	Zip code: 73047
Livable surface: 146.00	Bedrooms: 3
Bathrooms: 2	Rooms: 4
Internal condition: Excellent	Floor: 2
Total floors: 2	Lift: Yes
Date of construction: 2011	Current condition: Available after the deed of sale
Terrace: Present, 220 sq.m	Sea distance: 20.000 meter
Kitchen: Eat-in kitchen	

Features

Terrace: 220 □	Antenna: Independent	Porch: 115 □
SAT Tv: Independent	Electric system: Compliant	Shower
Alluminium fixtures	Shutters	Airport distance
Summary description		

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			







