

Villa for Sale in Taviano

€ 370.000

Ref. CBI069-1827-132996



550 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 13

TAVIANO - LECCE - SALENTO

In Taviano, on the main road leading to the town, in a residential area, we offer for sale a detached villa comprising a first-floor living space, an office, a basement, and a garage on the ground floor, a cellar in the basement, and a private garden with paved areas.

The property's total plot measures approximately 1,000 sqm. Built in the late 1970s, it is in good condition but requires modernization. The property has two entrances: the main entrance leads up a large marble staircase to the first-floor apartment, comprising an entrance hall, a generously sized living room illuminated by two four-panel French windows and a spiral staircase leading directly to the basement room on the ground floor. There is also a kitchen with pantry, a dining room with fireplace, three bedrooms, two bathrooms, and a convenient hallway that conveniently accesses the entire space.

There is also a storage room and a cellar in the basement.

On the ground floor, the office comprises three rooms, two of which are interconnected, as well as a large bathroom. The entrance is still through the main door, but also connects to the approximately 30 sqm garage. The numerous outdoor spaces are a key feature of this property, from the large balconies to the ground floor porches. It will be a pleasure to enjoy these private areas surrounded by the scent of the citrus grove.

The entire property features wooden interior and exterior fixtures, wooden shutters and single glazing, sturdy iron grates, radiators, and a connection to the city water and sewer system. There is no gas meter. It also features a 5.2kW photovoltaic system without storage. There is a stairlift on the rear terrace.

The large surface area makes this property divisible into multiple residential units, also suitable as an ideal solution for use as a nursing home or as a hospitality investment.



Taviano is 14 km from Gallipoli, 45 km from Lecce and 90 km from Brindisi Airport.

Certification

Energy class: F

Property Informations

Address: Viale Virgilio	Livable surface: 432.00
Bedrooms: 3	Bathrooms: 3
Rooms: 13	Floor: Multilevel
Total floors: 3	Parking space: Covered
Date of construction: 1979	Current condition: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	Sea distance: 10.000 meter
Kitchen: Eat-in kitchen	animals allowed: Yes

Features

Terrace	Porch	Storage
Cellar	Fireplace	Air conditioning
Electric system: Compliant with the regulations in force at the time of installation	Shower	Wooden fixtures
Shutters	Basement	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			









