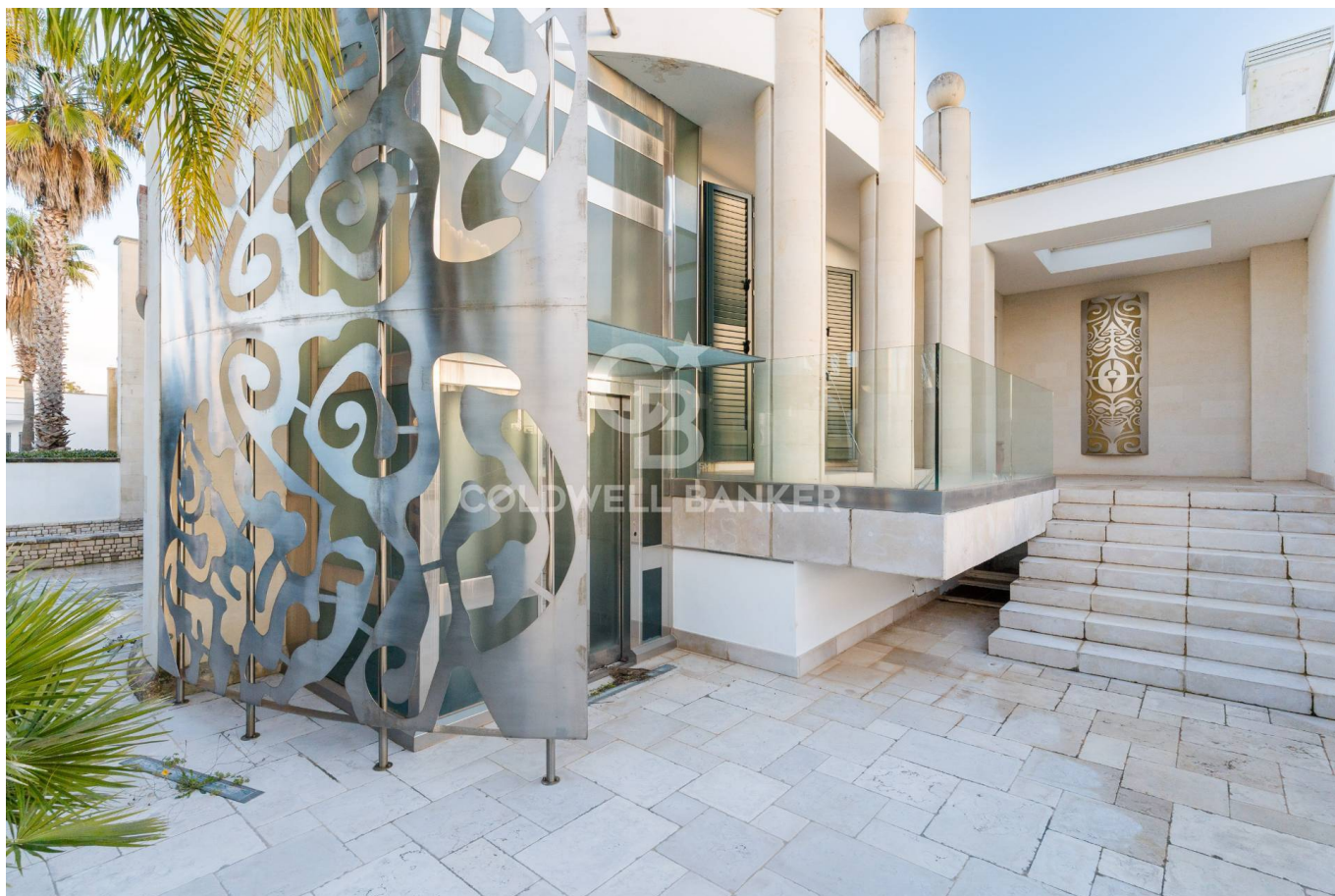


Villa for Sale in Calimera

€ 530.000

Ref. CBI069-2248-133018



560 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

CALIMERA

We are pleased to offer for sale a unique, elegant, and refined **villa** in the municipality of Calimera, a charming village in the area known as "Greća Salentina," located just a few minutes from the sea. This property features modern architectural lines, spacious indoor and outdoor areas, a façade adorned with Lecce stone, and sophisticated marble details throughout the interior.

Spanning approximately 460 sqm, the villa boasts large terraces, a private front and rear garden for a total of 180 sqm, and a large garage of around 90 sqm.

The villa is spread over two main levels, a mezzanine and a first floor, as well as a basement.

The front garden leads to the mezzanine level, measuring approximately 215 sqm, which consists of a large, elegant entrance hall, a bright living room, an eat-in kitchen with a utility room, two bathrooms, and a storage room.

On the same level, the sleeping area includes two spacious double bedrooms designed for comfort and tranquillity.

An internal staircase leads to the first floor, measuring approximately 65 sqm, which includes an additional bedroom and a study that could easily serve as a fourth bedroom. Both rooms open onto a terrace of approximately 50 sqm.

The basement features a 180-square-metre cellar with a fireplace, a bathroom, two storage rooms, and a 60-square-metre outdoor area.

The rear garden is a private, well-kept area equipped with an irrigation system, perfect for organising events with family or friends, or simply enjoying moments of relaxation in complete privacy.

All levels are conveniently connected by an external lift.

Additional features include wooden and aluminium window frames, natural gas heating, air conditioning, external surveillance cameras,



and an alarm system connected to a security network.
The property is just 15 km from the sea, 15 km from Lecce, and 65 km from Brindisi Airport.

Property Informations

Address: Via Francesco Petrarca	Zip code: 73100
Livable surface: 460.00	Bedrooms: 4
Bathrooms: 4	Rooms: 10
Internal condition: Excellent	Floor: Multilevel
Total floors: 3	Lift: Yes
Date of construction: 2004	Current condition: Available after the deed of sale
Balconies: Present	Terrace: Present, 50 sq.m
Garden: Private, 178 sq.m	Sea distance: 15.000 meter
Kitchen: Eat-in kitchen	

Features

Terrace: 50 □	Antenna: Independent	SAT Tv: Independent
Storage	High-speed internet connection	Fastweb connection
Fireplace	Air conditioning	Electric system: Compliant with the regulations in force at the time of installation
Shower	Wooden fixtures	Alluminium 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			

