

Villa for Sale in Maglie

€ 480.000

Ref. CBI069-2123-133058



677 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

PUGLIA - SALENTO - MAGLIE

In the heart of the evocative Salento countryside, just a few minutes from the center of Maglie, we offer for sale an elegant detached villa with swimming pool, set within an oasis of peace and surrounded by approximately 5,429 sqm of fully fenced private land-ideal for those seeking privacy, nature, and comfort.

The property is easily accessible via a convenient direct entrance from the road and welcomes you with stone pathways, a well-kept garden, and numerous relaxation areas, creating an authentic and rejuvenating atmosphere. The highlight of the outdoor spaces is the beautiful swimming pool with sunbathing area, perfect for moments of relaxation and socializing.

The main residence, measuring approximately 134 sqm, is laid out with spacious, bright, and well-distributed interiors.

The entrance leads to the living area, featuring a large double-exposure living room enhanced by an impressive stone fireplace, ideal for creating a warm and inviting atmosphere in every season.

The kitchen is very spacious and bright, offering comfortable areas for everyday living and entertaining.

The sleeping area consists of two bedrooms and one bathroom.

Adjacent to the main house is a convenient annex, currently used as storage rooms, ideal as a service area, warehouse, garage, or easily adaptable to various uses.

The property is also equipped with a photovoltaic system, ensuring energy efficiency, reduced consumption costs, and environmental sustainability.

Thanks to its strategic location, complete independence, and generous indoor and outdoor spaces, the villa is perfectly suited both as a



primary residence and as a prestigious holiday home or high-yield investment for tourist rentals.

A truly unique solution, ideal for those who wish to live in a private setting immersed in nature, without giving up the convenience of main services and transport links.

Maglie is just 16 km from Otranto, 30 km from Lecce, and approximately 80 km from Brindisi Airport.

Certification

Energy class: A4

Property Informations

Address: Via Gallipoli

Zip code: 73024

Livable surface: 128.00

Bedrooms: 2

Bathrooms: 1

Rooms: 3

Internal condition: Excellent

Floor: Ground floor

Total floors: 1

Current condition: Available after the deed of sale

Terrace: Present, 128 sq.m

Garden: Private, 5.429 sq.m

Sea distance: 16.000 meter

Kitchen: Eat-in kitchen

animals allowed: Yes

Features

Terrace: 128 □

Antenna: Independent

SAT Tv: Independent

Fireplace

Air conditioning

Electric system: Compliant

Shower

Wooden fixtures

Shutters

Pool

Airport distance

Shops distance or nearest city

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

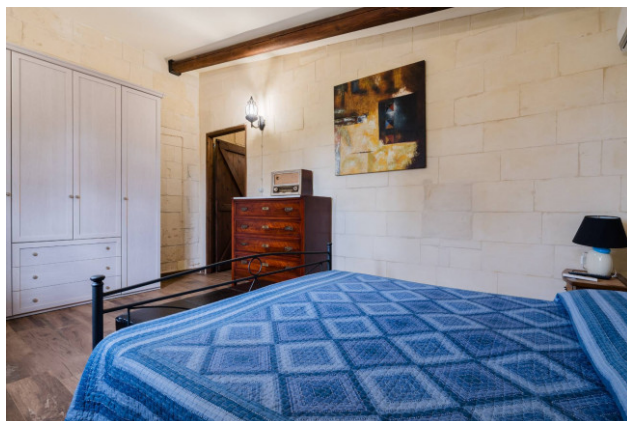
Bar

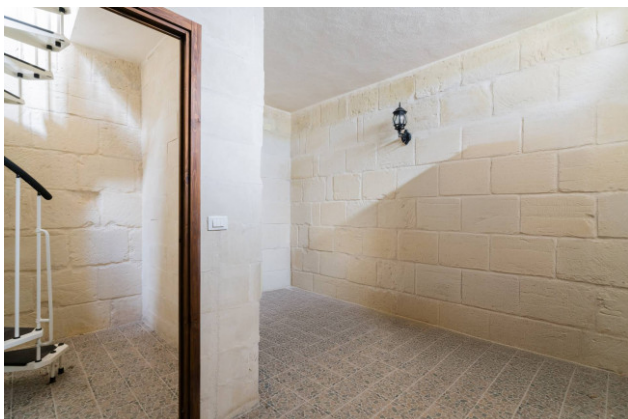
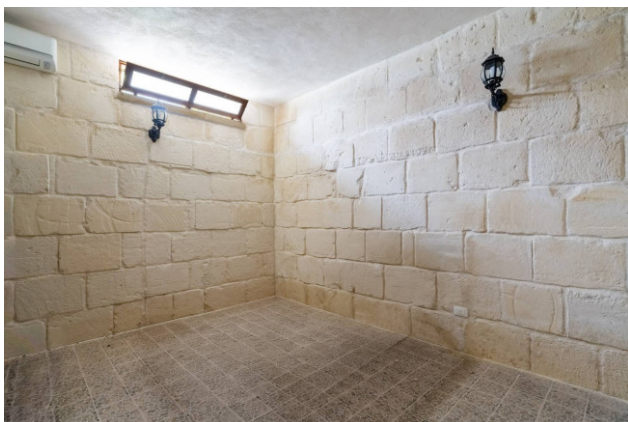
Post offices

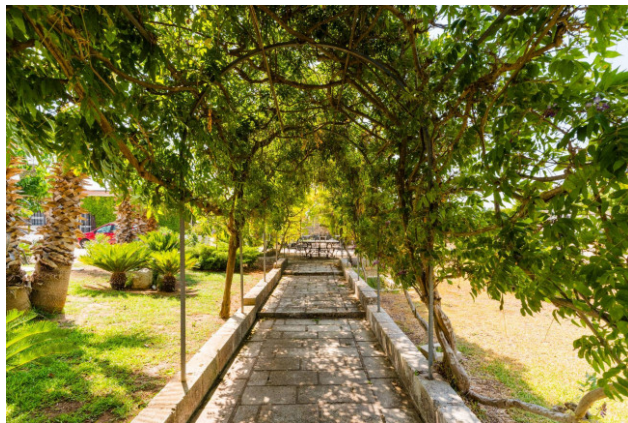
Shopping centres

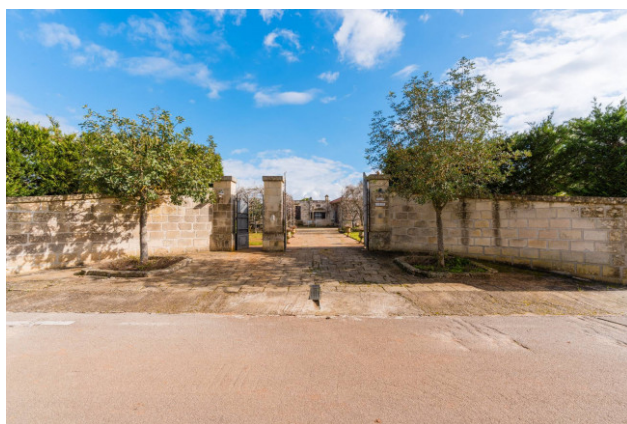
Municipal office









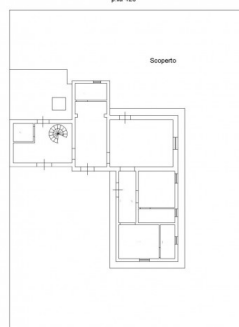






PIANO TERRA

p. 4x 420



PIANO INTERRATO



Coldwell Banker Gruppo Bodini

Via 95 Reggimento Fanteria, 11 - Lecce (LE) - Phone number (+39) 0832 099369
 lecce@cbitaly.it - <https://www.gruppobodini.com/en>
 VAT 11872901001