Coldwell Banker Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina
Phone number (+39) 0836211782 Fax (+39) 06 99335441

# Villa for Sale in Cutrofiano

# € 65.000

## Ref. CBI104-622-335




### 122 sq.m | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

Cutrofiano – Sirgole Locality

In the charming Salento countryside, we offer for sale a detached house requiring complete renovation, located in Sirgole, a quiet yet convenient location with easy access to Sogliano Cavour. The property, approximately 120 square meters, represents an exciting opportunity for those seeking a customized solution immersed in nature.
The generous dimensions allow for interior space to be remodeled to meet individual needs, with the option of redesigning the rooms and layout during the renovation, fully reflecting the buyer's wishes. The property currently comprises two bedrooms, a bathroom, and a large open space designed to accommodate a kitchenette and living area. The property also includes an outdoor storage room of approximately 14 square meters and approximately 3,500 square meters of land, enhanced by a small vineyard. This property is ideal for those dreaming of a private green space, a Mediterranean garden, an olive grove, or a relaxation area with a pool. This is the ideal solution for those seeking a detached home to customize, a country house, or an investment in the heart of Salento.

Cutrofiano is approximately 38 km from Lecce, approximately 77 km from Brindisi, and approximately 27 km from Gallipoli.

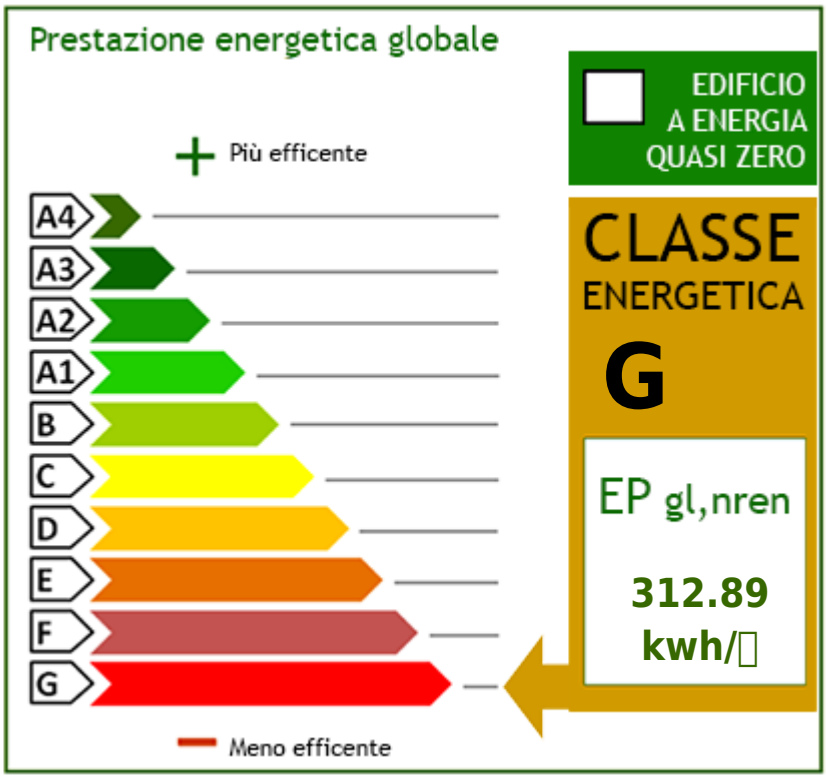
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## Property Informations

| | |
|---|---|
| **Address**: Contrada Sirgole | **Zip code**: 73020 |
| **Bedrooms**: 2 | **Bathrooms**: 1 |
| **Rooms**: 3 | **Internal condition**: To be renovated |
| **Floor**: Ground floor | **Total floors**: 1 |
| **Parking space**: Uncovered | **Date of construction**: 1975 |
| **Current condition**: Available after the deed of sale | **Garden**: Private, 3.500 sq.m |
| **Kitchen**: Open kitchen | |

## Nearby

| | | | |
|---|---|---|---|
| Gyms | Spa | Football Fields | Fitness Centers |
| Tennis Courts | Bike Lanes | Playgrounds | Railway Station |
| Public Transport | Kindergarten | Elementary Schools | Schools |
| High Schools | Cafe | Post Offices | Shopping Centers |
| Municipal Offices | | | |



















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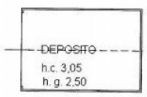





AREA DI PERTINENZA




PIANO PRIMO (COPERTURE)




PIANO TERRA

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