

Villa for Sale in Sanarica

€ 320.000

Ref. CBI069-2123-133118



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

PUGLIA - SALENTO - SANARICA

In the heart of Salento, in **Sanarica**, we offer for sale a **charming detached villa with swimming pool and private garden, originally built as a rural house and currently undergoing a change of use.** The property is set in the peaceful countryside while remaining in a convenient and well-served area.

The property, approximately 87 sqm, opens onto a spacious patio-ideal for enjoying outdoor relaxation-which leads to the entrance of the house.

The interiors are thoughtfully laid out, featuring a bright and welcoming living area with a kitchenette, enhanced by large windows that fill the space with natural light and create a seamless connection with the outdoors.

The sleeping area includes two double bedrooms and a bathroom with a laundry function, designed to ensure practicality and comfort. Outside, the property is surrounded by approximately 5000 sqm of land, fully planted with trees, plants, and ornamental greenery, offering privacy and a relaxing atmosphere.

At the rear of the house, in a secluded position, there is a swimming pool of about 45 sqm, along with a large patio dedicated to relaxation-perfect for enjoying summer days in complete tranquility.

Provision for heating and cooling systems, as well as provision for an Imhoff tank.

The location is strategic: just a few minutes from both the sea and Maglie, ideal for those who wish to live in a natural setting without giving up proximity to main services and the most beautiful destinations along the Salento coast.

Sanarica is 30 km from Lecce, 15 km from Otranto, 13 km from Santa Cesarea, and 89 km from Brindisi Airport.



Certification

Energy class: Not applicable

Property Informations

Address: Via provinciale Sanarica Poggiardo

Zip code: 73030

Livable surface: 87.00

Bedrooms: 2

Bathrooms: 1

Rooms: 3

Internal condition: Excellent

Floor: Ground floor

Total floors: 1

No architectural barriers: Yes

Date of construction: 2008

Current condition: Available after the deed of sale

Garden: Private, 5.000 sq.m

Sea distance: 13.000 meter

Kitchen: Present

animals allowed: Yes

Features

High-speed internet connection

Fastweb connection

Electric system: Compliant

Shower

Alluminium fixtures

Pool

Land

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







