

Villa for Sale in Galatina

€ 335.000

Ref. CBI069-1944-133125



208 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5

GALATINA - LECCE - SALENTO In the charming setting of Galatina, we offer for sale an elegant detached villa of approximately 200 square meters, surrounded by a large private garden of approximately 1,000 square meters, finely maintained and enriched by a scenic ornamental pond, perfect for fully enjoying moments of relaxation outdoors in complete privacy. The property extends over two levels, offering well-arranged and particularly bright spaces. On the main floor, there's a welcoming living room with a fireplace, ideal for creating a warm and convivial atmosphere, flanked by functional spaces designed for everyday life. The sleeping area features two generously sized double bedrooms and an additional room, perfect as a study, walk-in closet, or additional bedroom. The three beautifully finished bathrooms ensure comfort and convenience for the entire family. Completing the property is a versatile attic, which can be used according to your needs, and a solar area equipped with a 3 kW photovoltaic system, which helps improve the home's energy efficiency. The outdoor spaces are designed for maximum comfort: in addition to the garden, there is an outdoor shower, a boiler room, and a convenient cellar, ideal for storage or wine. The garden also offers the possibility of building a private pool, creating an exclusive space dedicated to relaxation and conviviality and further enhancing the property's spacious outdoor spaces. The villa is connected to both the AQP (Water and Water Authority) network and the public sewer system. It also has an efficient water system consisting of a reserve tank with a pressure pump, connected to both the mains water supply and an artesian well, the latter used for irrigation. Management costs are low and relate exclusively to the well service. An exclusive living solution, ideal for those who want to live in a quiet and private setting, without sacrificing generous space, modern comforts, and proximity to major services. Option to purchase the adjacent building land, perfect for expanding the garden, creating additional outdoor spaces, or building a second home. The property is located in Galatina, one of the most popular centers of Salento thanks to its baroque architecture, squares, shops and many clubs and restaurants. It is 25 km from Lecce, 30 km from Gallipoli and 70 km from Brindisi Airport.



Property Informations

Address: Viale degli Ulivi

Livable surface: 193.00

Bedrooms: 2

Bathrooms: 3

Rooms: 5

Internal condition: Excellent

Floor: Multilevel

Total floors: 2

Parking space: Uncovered

Date of construction: 1990

Current condition: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 20.000 meter

Kitchen: Present

Features

Terrace

Antenna: Independent

SAT Tv: Independent

Storage

High-speed internet connection

Fastweb connection

Fireplace

Air conditioning

Parquet

Telephone system

Electric system: Compliant with the regulations in force at the time of installation

Whirlpool bath

Shower

Wooden fixtures

Alluminium fixtures

Preparation for alarm system

Shutters

Garret

Pool

Land

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











