

## Detached House for Sale in Campi Salentina

### € 40.000

### Ref. CBI069-2249-133129



**58 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

#### **PUGLIA - SALENTO - CAMPI SALENTINA**

In the heart of Campi Salentina, we offer for sale an independent house of approximately 57 sqm, ideal for those seeking a charming and functional property.

The property consists of two rooms, both enhanced by typical star-vaulted ceilings, which give the interiors an authentic and timeless character, as well as a bathroom.

The property is completed by a small rear outdoor area, perfect as a relaxation space or for practical use.

There is also the possibility to purchase the adjacent property and the unit on the first floor, thus creating a larger single residential solution-an ideal opportunity both for those looking for a customizable main residence and for those interested in developing a hospitality business or a real estate investment.

Campi Salentina is located 17 km from Lecce, 17 km from the Adriatic coast, 23 km from the beautiful beaches of Porto Cesareo, and 40 km from Brindisi Airport.

#### **Certification**

**Energy class: G**



## Property Informations

|                                            |                                                            |
|--------------------------------------------|------------------------------------------------------------|
| <b>Address:</b> Via Croce                  | <b>Zip code:</b> 73012                                     |
| <b>Livable surface:</b> 57.00              | <b>Bedrooms:</b> 1                                         |
| <b>Bathrooms:</b> 1                        | <b>Rooms:</b> 2                                            |
| <b>Internal condition:</b> To be renovated | <b>Floor:</b> Ground floor                                 |
| <b>Total floors:</b> 1                     | <b>Current condition:</b> Available after the deed of sale |
| <b>Sea distance:</b> 23.000 meter          | <b>Kitchen:</b> Eat-in kitchen                             |

## Features

|                      |                                                                                      |                     |
|----------------------|--------------------------------------------------------------------------------------|---------------------|
| Antenna: Independent | Electric system: Compliant with the regulations in force at the time of installation | Wooden fixtures     |
| 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  |                |                 |                   |



