

Villa for Sale in Porto Cesareo

€ 260.000

Ref. CBI069-553-133163



120 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

PORTO CESAREO

Detached house just a stone's throw from the sea, with outdoor spaces

Just 100 metres from the crystal-clear waters of Porto Cesareo, one of Salento's most popular and sought-after destinations, and its lively town centre, we offer for sale a **detached two-storey house** with a total internal area of 100 sqm, perfect for those dreaming of a beach home or wishing to invest in a location with strong tourist appeal.

The property welcomes us with an open-air area at the front featuring a charming veranda, offering a total of approximately 30 sqm of usable outdoor space that can also serve as a **parking area**.

Inside, on the ground floor, there is a cosy **open-plan living area** with a **kitchenette**, a **study** that can also be used as a **bedroom**, and a **bathroom**. Bright and functional spaces designed for living in total comfort.

The living room leads to a second veranda, connected to a **further outdoor living area**, for **additional 30 sqm** in total, where you can entertain friends and family.

This outdoor space is enhanced by a practical storage room and a laundry room.

A convenient internal staircase leads to the sleeping area, comprising **two spacious bedrooms**, a large storage room and a second bathroom.

Both bedrooms have direct access to their respective **balconies**, measuring approximately 12 sqm and 17 sqm, perfect for enjoying moments of absolute tranquillity.

The largest balcony leads out onto the **roof terrace**: from here, there is a breathtaking view of the crystal-clear sea at Porto Cesareo, a unique setting that offers a sense of wonder every day.



Thanks to its generous floor area, outdoor spaces and strategic location, this property represents an **ideal opportunity both as a holiday home and as an investment in the hospitality sector**, in one of the most famous and sought-after locations in Salento. Porto Cesareo, in fact, attracts thousands of visitors every year thanks to its Caribbean-style beaches, breathtaking sunsets and turquoise-hued sea, making it one of the most exclusive and sought-after destinations on the Salento coast.

Property Informations

Address: Via Francesco Giuliani	Zip code: 73010
Bedrooms: 3	Bathrooms: 2
Rooms: 4	Internal condition: Good
Floor: On two levels	Total floors: 2
Parking space: Uncovered	Date of construction: 1960
Current condition: Available after the deed of sale	Balconies: Present, 30 sq.m
Terrace: Present, 60 sq.m	Sea distance: 100 meter
Kitchen: Kitchenette	

Features

Terrace: 60 □	Antenna: Independent	Porch: 30 □
SAT Tv: Independent	High-speed internet connection	Fastweb connection
Air conditioning	Electric system: Compliant with the regulations in force at the time of installation	Shower
Wooden fixtures	Sea view	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			







