

Villa for Sale in Ugento Torre San Giovanni € 205.000 Ref. CBI069-2249-133226



477 sq.m | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

PUGLIA - SALENTO - UGENTO - TORRE SAN GIOVANNI

In the heart of the beautiful seaside resort of **Torre San Giovanni**, just 1 km from its renowned sandy beaches and the crystal-clear waters of the Ionian Sea, we are pleased to offer for sale a **charming detached villa of approximately 100 sqm, surrounded by greenery and ideal both as a holiday home and as a permanent residence.**

The property is set on a raised ground floor and features spacious, well-designed interiors. The entrance opens into a bright living room with a French door, providing pleasant views of the outdoors and plenty of natural light. A hallway leads to a practical, separate kitchenette. The accommodation is completed by three large and bright bedrooms and a bathroom.

On the semi-basement level, there is a spacious garage of approximately 100 sqm, also ideal for use as a storage area or utility room.

One of the property's most attractive features is the large surrounding plot of approximately 3,151 sqm, fully planted with trees and immersed in the peaceful Salento countryside. This generous outdoor space is perfect for enjoying outdoor living, creating relaxation areas, cultivating a vegetable garden, or further enhancing the property according to your needs.

The land also includes a beautiful and ancient **pajara**, a traditional dry-stone rural building that is characteristic of the Salento region.

The location offers the perfect balance between peace and convenience, allowing you to reach the centre of Torre San Giovanni, its seafront promenade, and its beautiful beaches in just a few minutes.

Torre San Giovanni is approximately 100 km from Salento Airport, around 50 km from Lecce, and just over 20 km from Santa Maria di Leuca.



Certification

Energy class: F

Property Informations

Address: Strada Provinciale

Zip code: 73059

Livable surface: 99.00

Bedrooms: 3

Bathrooms: 1

Rooms: 4

Internal condition: Good

Floor: On two levels

Total floors: 2

Date of construction: 1980

Current condition: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 3.151 sq.m

Sea distance: 1.000 meter

Kitchen: Eat-in kitchen

Features

Antenna: Independent

SAT Tv: Independent

Electric system: Compliant

Alluminium 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





