Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
Phone number (+39) 0832 099369

Villa for Sale in Diso Marittima
€ 260.000
Ref. CBI069-1944-133264



278 sq.m | Bathrooms: 2 | Bedrooms: 7 | Rooms: 10

MARITTIMA - LECCE - SALENTO In Marittima, just a short distance from the sea and the beautiful coastal destinations of the Adriatic coast, we are pleased to offer for sale a property comprising a main residence of approx. 255 sqm, an additional building and a spacious private garden of approx. 3500 sqm.The main villa is arranged over two levels: a raised ground floor and a basement level. The raised ground floor, preceded by a large veranda, consists of an entrance hall, living room, two bedrooms, a kitchenette and a bathroom. The basement level offers four additional bedrooms, a bathroom and a storage room, providing generous accommodation and a variety of possibilities for arranging the interior spaces.The property also includes a second building, constructed at a later date, which is currently not designated for residential use but offers interesting potential for conversion, subject to verification of urban planning regulations and feasibility.The building features a functional layout with three separate entrances: one section is arranged as a small apartment, comprising a living room with kitchen, a bedroom and a bathroom; the rear section is designated as a garage, while a further area is used for storage and houses the central heating system.Outside, the private garden of approximately 3500 sqm represents a significant added value. This spacious and versatile outdoor area, enriched by fruit trees, offers excellent potential for landscaping and further enhancement, with ample room to create inviting spaces for outdoor dining, entertaining and relaxation.The property is completed by a roof terrace, from which one can enjoy lovely panoramic views of the surrounding landscape.The property requires modernisation; however, its generous dimensions, the presence of multiple buildings and the extensive grounds make it an interesting opportunity for those looking to create a home with considerable potential, just a short distance from the sea and the main attractions of the coast.The property enjoys a strategic location, just 4 km from Castro, 10 km from Tricase, 25 km from Otranto and approximately 45 km from

Gallipoli. Brindisi Airport is approximately 90 km away, providing convenient connections to major Italian and European cities.

Property Informations

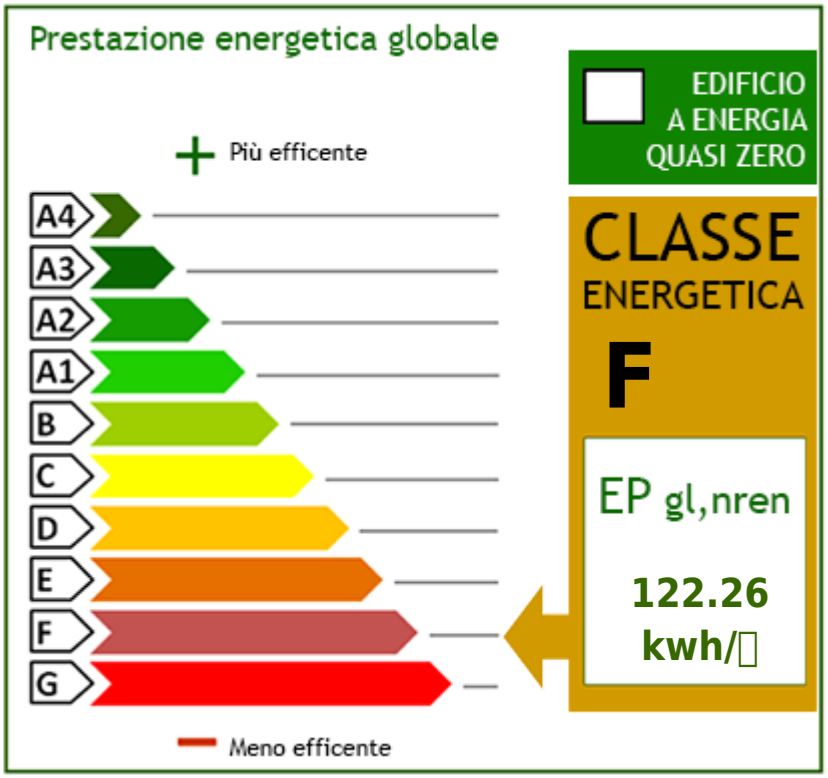
Address: Via Marittima	**Livable surface**: 265.00
Bedrooms: 7	**Bathrooms**: 2
Rooms: 10	**Internal condition**: Good
Floor: Multilevel	**Total floors**: 2
Parking space: Covered	**Date of construction**: 1983
Current condition: Available after the deed of sale	**Balconies**: Present
Garden: Private, 3.565 sq.m	**Sea distance**: 3.000 meter
Kitchen: Kitchenette	

Features

Antenna: Independent	Porch	Fireplace
Electric system: Compliant	Shower	Panoramic 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			


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
F
EP gl,nren
122.26 kwh/
Meno efficente

















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