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GRUPPO BODINI

Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
P.IVA e C.F.: 04756020758
Tel.: (+39) 0832 099369

Villa for Sell in San Donato di Lecce - Area: Galugnano

📍 Via Fratelli Cervi, Lecce, LE

429.000€



Contact info



Coldwell Banker Gruppo Bodini
Daniela Ferrari

Phone: +39 0833 607357
Mobile: +39 3924697314

Description

SAN DONATO DI LECCE – LECCE – SALENTO

In Galugnano, a hamlet of San Donato di Lecce, we offer for sale a recently built villa, ready to be lived in, featuring well-distributed and efficiently optimized interior spaces designed to provide maximum comfort and functionality, an unmissable opportunity.

The property is set on the semi-basement level of a fully fenced estate and enjoys panoramic views over the swimming pool and the surrounding greenery.

The property was completed in 2021, ensuring the use of modern, high-quality materials. The total plot area is approx. 1.200 sqm, while the villa offers about 120 sqm of net internal living space, in addition to a paved outdoor area that significantly enhances the usable space during the warmer months.

The villa comprises two double bedrooms and two bathrooms, both with walk-in showers, a spacious storage/laundry room, and a beautiful, large open-plan living area with an open kitchen overlooking the garden and pool area. Large floor-to-ceiling windows allow abundant natural light throughout the day.

The generous outdoor area surrounding the villa is enhanced by a well-maintained garden. The uncovered patio is ideal for entertaining guests and enjoying outdoor lunches and dinners.

All systems are fully compliant with current regulations. The property is equipped with inverter air conditioning for both heating and cooling, an automatic irrigation system, alarm system and video surveillance cameras, a photovoltaic system of approx. 13 kW with 20 kW storage batteries and a net metering (feed-in) contract, as well as an electric vehicle charging station.

The villa is sold fully furnished with modern, carefully selected designer furnishings, perfectly integrated with the architectural style of the property.

A reserved parking space is included, along with connection to the public sewer network. Water supply is currently provided via a private well, with the possibility of connection to the public water supply, for which the system is already in place.

This villa represents a unique opportunity for those seeking a modern, high-quality home immersed in the tranquility of the Salento countryside, yet just a few minutes from Lecce, the main towns of Salento, essential services, and the stunning beaches of both the Ionian and Adriatic coasts.

An ideal investment both as a primary residence and as a tourist or hospitality property.

Medium- to short-term rental proposals will also be considered.

Details



Property ID: CBI069-1827-133029



Surface: 250.00 m²



Rooms: 4



Bathrooms: 2



Energy Class: A1 EP glNr: 26.55 kwh/m²



Bedrooms: 2

Property Features



Floor: **Inland**



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **250.00 m²**



Rooms: **4**



Bedrooms: **2**



Bathrooms: **2**



Kitchen: **Exposed**



Position: **Semi-central**



Shower: **Yes**



Parking space: **Uncovered**



Garden: **Private,**



Swimming pool: **Yes**

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

Images





