



COLDWELL BANKER
GRUPPO BODINI

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

Chalet for Sell in Nardò - Area: Pagani

📍 Via Gioacchino Toma, Lecce, LE

225.000€



Contact info



Coldwell Banker Gruppo Bodini

Daniela Ferrari

Phone: +39 0833 607357

Mobile: +39 3924697314

Description

NARD? Pagani Area – LECCE – SALENTO

In one of the quietest and most popular residential areas of Nar?, we offer for sale a charming detached villa free on three sides, built on a total plot of approx. **600 sqm**.

The home is entirely on the ground floor, with a floor area of **approx. 110 sqm** ensuring comfortable, functional, and easily accessible spaces. The property also includes **a garage of approx. 36sqm**, built with a removable structure and registered in the land registry, and **a comfortable covered veranda of approximately 20 sqm**, ideal for enjoying the outdoors in all seasons.

The interior features three spacious double bedrooms, two of which feature characteristic star vaulted ceilings, a distinctive feature of Salento architecture. The living area consists of a spacious eat-in kitchen with an adjoining living room, a bright and inviting space directly connected to the rear veranda, perfect for al fresco dining. A bathroom with a shower completes the living area.

All rooms benefit from excellent light and natural ventilation thanks to the numerous windows overlooking the private outdoor area. Outside, there is approximately **400 sqm** of paved space and a garden/vegetable garden, a versatile space for relaxation, leisure, or gardening.

The property features air conditioning in almost every room and a practical pellet stove in the dining area, which helps create a warm and welcoming atmosphere during the winter months. Public water and sewer connections are available, as well as a large cistern, particularly useful for garden irrigation.

The well-preserved, high-quality interior finishes make this property immediately habitable, with no need for any special work.

The location is one of the property's strong points: a private and quiet area, well-connected to both the center of Nar? and the splendid marinas of the Ionian coast, allowing you to live away from traffic without sacrificing the convenience of services.

The ideal solution for those seeking a move-in, detached home with spacious outdoor spaces and all the charm of Salento tradition, in a quiet and strategic location.

Details



Property ID: CBI069-1827-133165



Surface: 200.00 m²



Rooms: 4



Bathrooms: 1



Energy Class: G EP glnr: 177.30 kwh/m²



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: Excellent



Current condition: Free upon deed



Surface: 200.00 m²



Rooms: 4



Bedrooms: 3



Bathrooms: 1



Kitchen: Exposed



Position: Served area



Shower: Yes



Garage: Double



Garden: Private,

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





