



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
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Land for Sell in Matino

📍 Villaggio del fanciullo, Lecce, LE

49.000€



Contact info



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Description

MATINO – LECCE – SALENTO

Panoramic Building Land – Create Your Dream Property!

If you're looking for the perfect location to build your dream home with a wonderful panoramic view, this is the opportunity you've been waiting for! We offer for sale a splendid building plot included in an already approved Development Plan, ideal for the construction of a house/villa or a residence with an adjoining business/professional office. In detail, the land has a surface area of approximately 600m², a road-facing position and a regular shape. The building regulations provide for:

Minimum Lot Size: 500 sq m (ample space for a private garden, swimming pool, patio, or relaxation area).

Land Use Index: 1.5 cubic meters/sq m (allows for generous and customizable volumetric development).

Coverage Ratio: 30% (excellent balance between covered area and green/outdoor spaces). **Maximum Height & Floors** : Up to 8.00 meters on 2 floors above ground, perfect for enjoying the surrounding panorama to the fullest.

Permitted Uses: Residential, Facilities of collective interest (public or private), Small shops/businesses serving the residences.

Urban Planning Parameters and Distances:

Minimum distance from boundaries: 6.00 m

Minimum distance from buildings: 10.00 m (absolute)

Minimum distance from roads: 3.00 m (according to the project plan and volumetric diagram)

Why Choose This Land?

Ready for Planning: Approved Development Plan and clear implementation rules, for a streamlined and safe construction process.

Panoramic Position: It guarantees excellent brightness throughout the day and a breathtaking open view.

Maximum Versatility: The available volume allows you to design large, bright living spaces, garages, porches and any service or commercial spaces.

Contact us now for more information, to view project plans, or to schedule an on-site inspection!

Don't miss the opportunity to build exactly the home you've always wanted.

Details



Property ID: CBI069-1827-133238



Surface: 590.00 m²

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



