



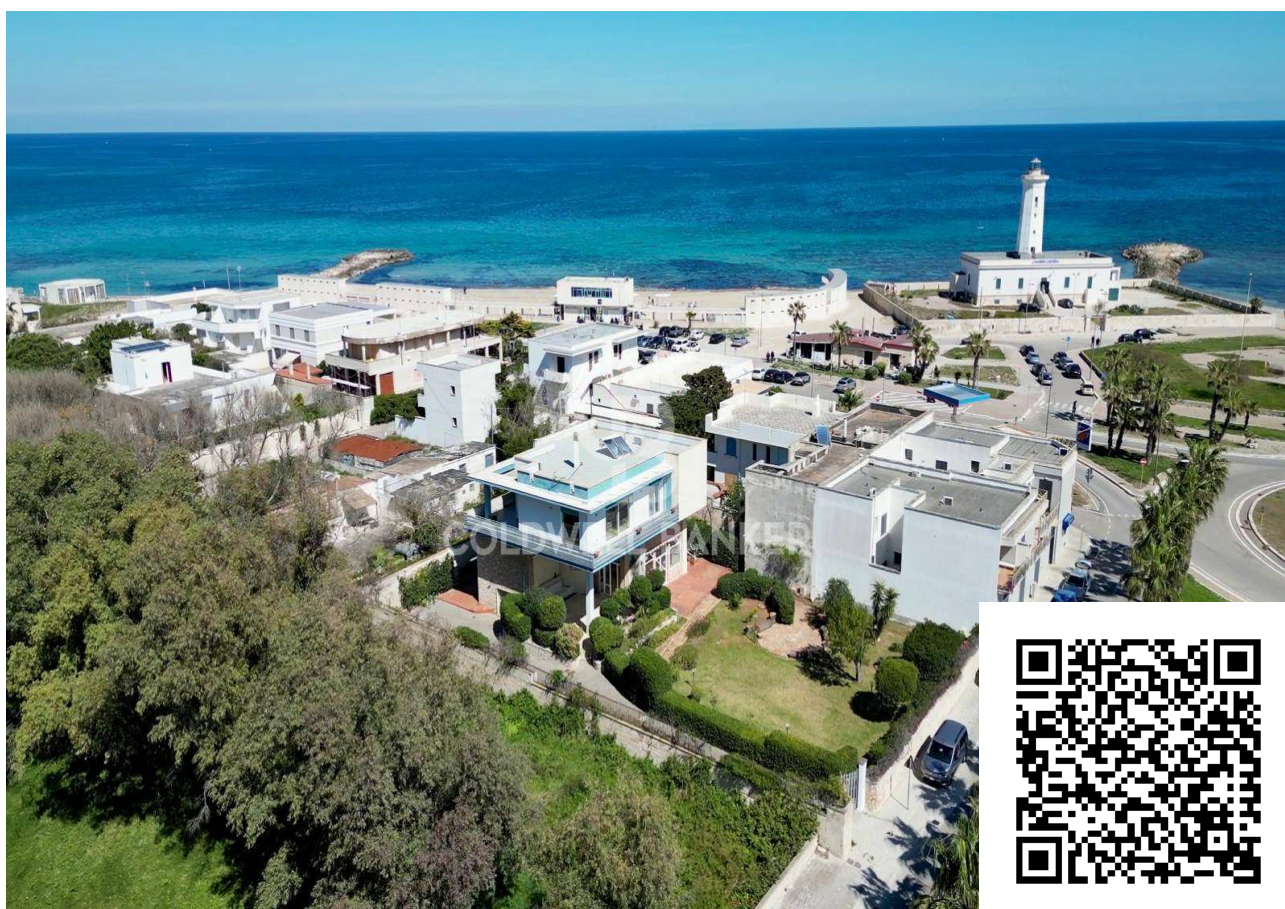
COLDWELL BANKER
GRUPPO BODINI

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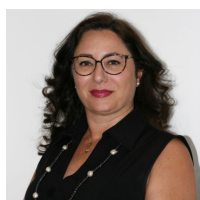
Villa for Sell in Lecce - Area: Litorale

📍 Viale Cristoforo Colombo, Lecce, 73100 (LE)

650.000€



Contact info



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Description

SAN CATALDO (LECCE) – SALENTO

A single-family villa with a commercial surface area of approximately 360 sqm is available for sale, located just 200 metres from the marina of San Cataldo and a few minutes from the beautiful city of Lecce. The property is arranged over two levels and sits on a plot of about 1200 sqm.

The villa is approached through a beautiful, fully enclosed garden with ornamental plants, a well-kept lawn and patios where you can relax outdoors.

The recently renovated interiors are bright and spacious, spanning the ground and first floors.

The ground floor features an elegant living room with large windows overlooking the garden, two bedrooms and a bathroom. A staircase leads to the first floor, which consists of a living room with a large sea-view window, an eat-in kitchen with a laundry room and a utility room, three bedrooms (one double and two singles) and two bathrooms (one en suite in the master bedroom).

Each room on the first floor opens onto a large balcony surrounding the villa on three sides and offering panoramic views of the sea, garden and quiet surroundings.

The ground floor is completed by a large multi-purpose room.

The roof terrace, accessible from inside the villa, offers incredible panoramic views.

The villa can be enjoyed year-round as it is equipped with an independent heating and cooling system, as well as solar panels for producing hot water, ensuring exceptional energy efficiency.

This property is a unique opportunity thanks to its privileged location just a few steps from the crystal-clear sea, its breathtaking sea views, its excellent interior finishes, its large spaces and its proximity to the city of Lecce. Whether you are looking for a main residence or an investment in the accommodation sector, this villa is the ideal choice for those seeking the tranquility of San Cataldo Marina without compromising on the convenience of nearby amenities.

An opportunity not to be missed!

Details



Property ID: CBI069-2245-132816



Surface: 480.00 m²



Rooms: 10



Garden: Privato, 1.200 sqm



Bathrooms: 3



Energy Class: B EP glnr: 97.49 kwh/m²



Bedrooms: 5

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **480.00 m²**



Rooms: **10**



Bedrooms: **5**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Touristic**



Balconies: **Presente**



Shower: **Yes**



Garage: **Double**



Garden: **Private, 1.200 sqm**



Terrace: **Present**

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



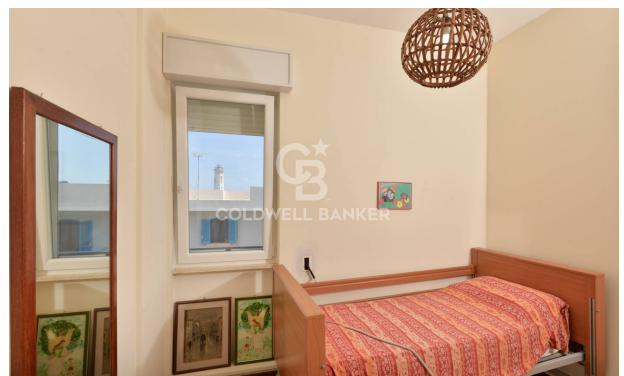
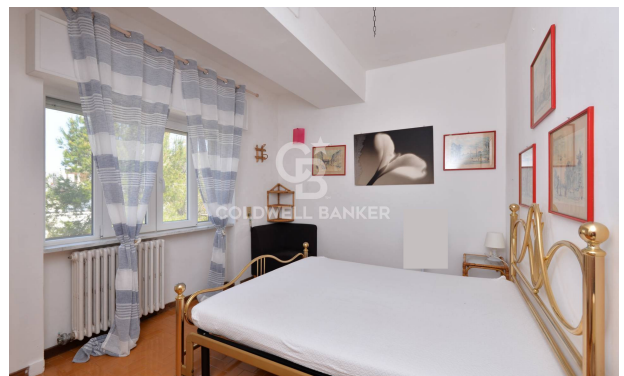
Shopping centres

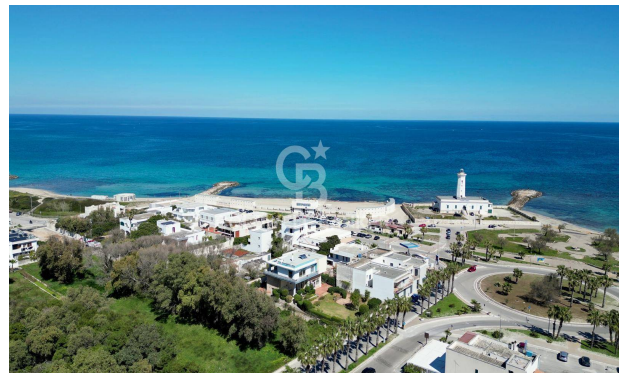
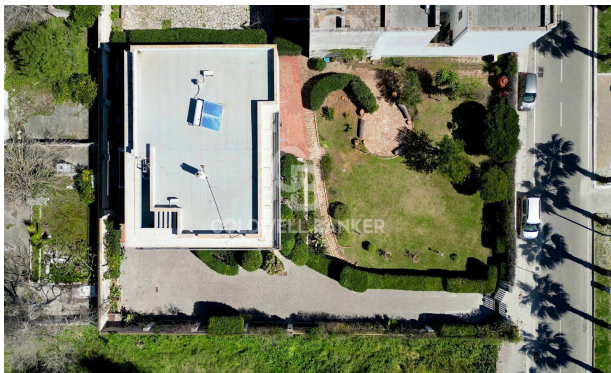


Municipal office

Images

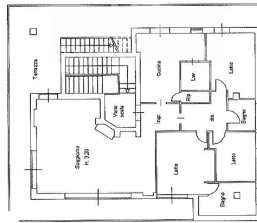








PIANO TERRAZZE



PIANO PRIMO H = 3.20

