Coldwell Banker Gruppo Bodini
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Villa for Sell in Racale

Via Salvo D'acquisto, Lecce, 73055 (LE)

375.000€

Contact info

Coldwell Banker Gruppo Bodini

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Description

RACALE – LECCE – SALENTO

In Racale, in a residential and well-served area, we are pleased to offer for sale a **villa immersed in greenery**, with generous spaces composed of **two independent units**: the raised ground floor, of approx.**180 sqm**, and the basement floor, of approx.**165 sqm**.

The raised ground floor, preceded by a veranda, welcomes us with a spacious and bright living room, embellished with a beautiful **double-sided fireplace** that separates the space from the large kitchen, which overlooks the rear garden. This kitchen leads to a covered porch, ideal for social gatherings during warm summer evenings. The living area is completed by a room currently used as an office.

A few steps lead to the night area, consisting of three bedrooms: a master bedroom with a large bathroom featuring a hydromassage bathtub, two smaller bedrooms, and an additional bathroom with a shower. Adjacent to the main body of the house, but completely separate and independent, there is a room used as an office.

On the basement floor, the property has a separate unit with an independent entrance, composed of a hallway, a living room with a fireplace, a large kitchen, two spacious bedrooms, and two bathrooms. An internal staircase connects the two units.

The basement also includes a **large garage**, which requires some finishing work.

All rooms are equipped with radiators or towel heaters and air conditioning; the living area is adorned with wooden beams, spotlights, stone wall coverings, and wooden parquet floors.

The total land area of the property is of approx. 1000 sqm, with around 350 sqm of well-maintained lawn and 300 sqm of paved area. This villa is equipped with a 6 kW photovoltaic system that significantly reduces electricity consumption. It is connected to the water supply but not to the sewer system, and the heating system runs on methane gas.

The property is ideal for hosting two families or as a residential and tourist solution, being close to the most beautiful locations in Salento.

Racale is 17 km from Gallipoli, 40 km from Lecce, 50 km from Otranto, and 100 km from Brindisi Airport.

Details

Property ID: CBI069-2247-132703	Surface: 1000.00 m²
Rooms: 11	Garden: Privato, 350 sqm
Bathrooms: 4	Energy Class: C EP glnr: 113.20 kwh/m²
Bedrooms: 5	

Property Features

- Floor: Ground floor
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 1000.00 m²
- Rooms: 11
- Bedrooms: 5
- Bathrooms: 4
- Kitchen: Habitable
- Position: Semi-central
- Balconies: Presente
- Shower: Yes
- Garage: Triple
- Garden: Private, 350 sqm
- Fireplace: 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

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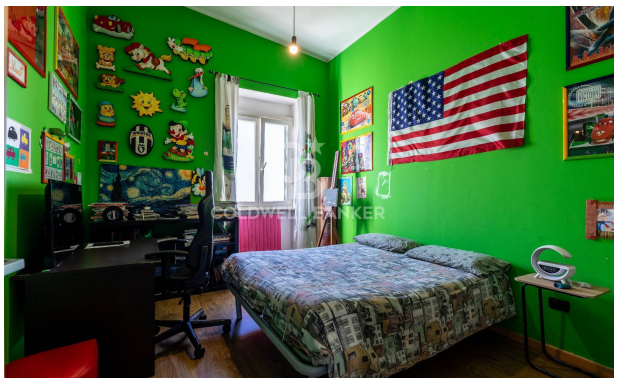
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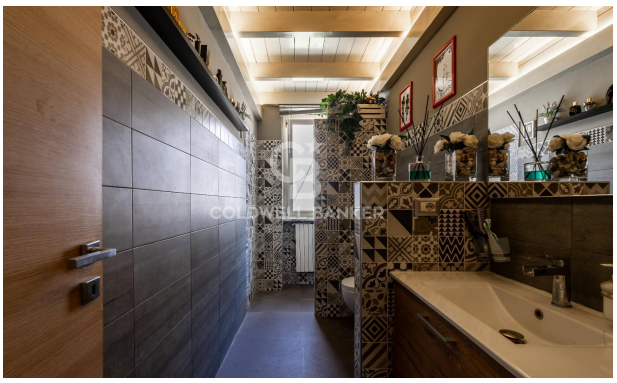
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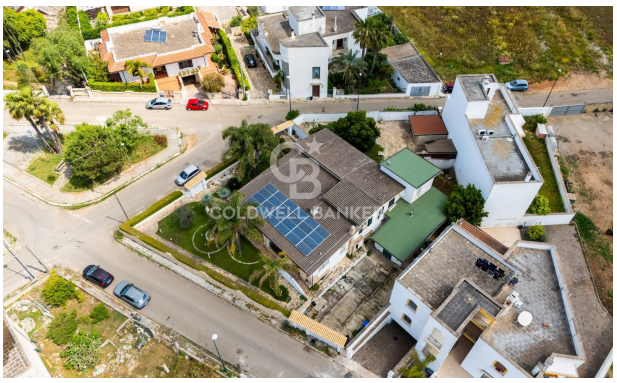

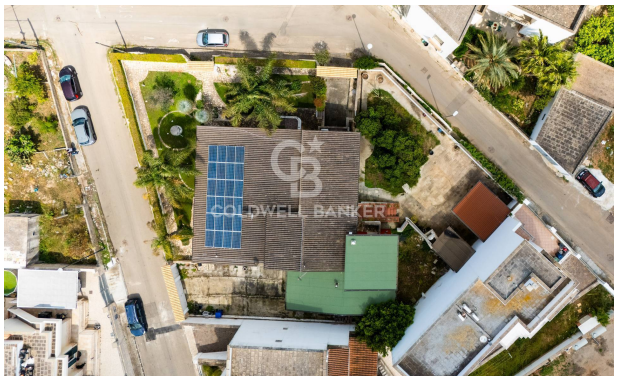

PIANO RIALZATO
letto
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w.c.
studio
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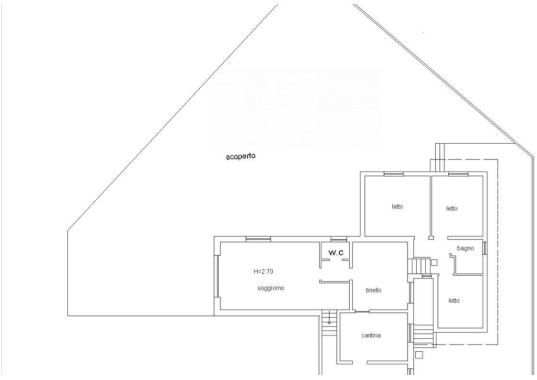
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