



COLDWELL BANKER  
GRUPPO BODINI

Gruppo Bodini  
□ LECCE - Via 95 Reggimento Fanteria, 11  
□ MAGLIE - Via Trento e Trieste, 22  
□ GALLIPOLI - Corso Roma, 7  
- 73100 Lecce  
Phone number (+39) 0832 099369

## Villa for Sale in Nardò

### Santa Caterina

**€ 1.200.000**

**Ref. CBI069-613-132407**



**500 sq.m | Bathrooms: 4 | Bedrooms: 8 | Rooms: 12**

NARDO' (Santa Caterina) - LECCE - SALENTO

In the charming seaside town of Santa Caterina, just 300 meters from the crystalline sea of the Ionian coast and in a panoramic position, we are delighted to offer for sale an elegant villa of approx. 340 sqm on two levels and immersed in a large pine forest of about 3,000 sqm.

The villa was built in 2010 with high-quality materials and finishes.

It is currently divided into 4 residential units of about 85 sqm each, 2 of which are located on the ground floor and the other 2 on the first one, each with an independent entrance.

The apartments consist of open living room with separate kitchenette, hallway, two double bedrooms and one bathroom.

Both the apartments on the ground floor and those ones on the first floor overlook large verandas equipped with tables and chairs of approx. 25 sqm.

From the verandas on the first floor, via external stairs, it is possible to reach the roof terrace of the villa which offers a suggestive panoramic view of the sea and the beautiful "Torre dell'Alto", one of the characteristic Saracen watchtowers which are scattered all along the coast of Salento.

An elegant dry-stone wall separates the four gardens belonging to the four different units, thus allowing access to each of them independently.

The villa is surrounded by the large pine forest which offers a nice green view and a quiet and relaxing atmosphere.

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lecce@cbitaly.it - <https://www.coldwellbankerluxury.it/en>  
VAT 04954530962



The front are, which also acts as the entrance to the property, there is a large car parking space.  
The villa is sold complete with furnishings.

The current division into 4 residential units guarantees high profitability for those wishing to make a purchase for investment purposes.  
However, the property can be easily modified by transforming it either into a single villa on two levels or a semi-detached house, depending on the personal needs.

Santa Caterina, a seaside town located in the municipality of Nardò, is just a few minutes from the most beautiful locations on the Ionian coast such as Santa Maria al Bagno and the Porto Selvaggio nature reserve. It is also 15 km from Gallipoli, 19 km from Porto Cesareo, 65 km from Otranto, on the Adriatic coast, 35 km from Lecce and 82 km from Brindisi Airport.

## Property Informations

**Address:** Via Panoramica

**Zip Code:** 73050

**Livable surface:** 330.00

**Bedrooms:** 8

**Bathrooms:** 4

**Rooms:** 12

**Internal condition:** Excellent

**---> data\_operazione <---**: 0000-00-00

**---> esclusiva <---**: 1

: 2.60

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**Floor:** On two-levels

**Total floors:** 2

**Parking space:** Uncovered

**Date of construction:** 2010

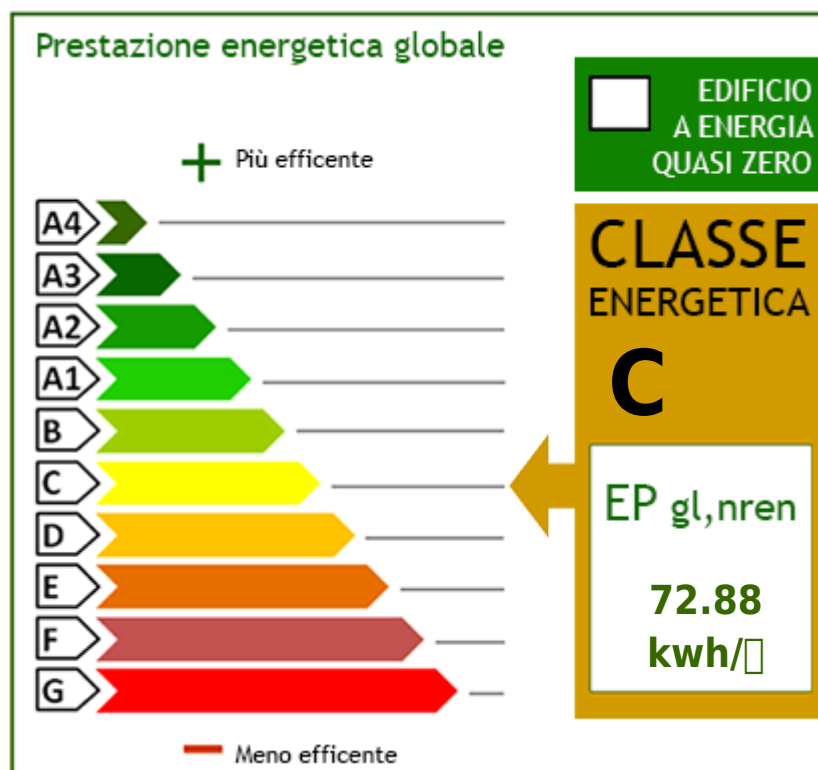
**Current Status:** Free at the deed

**Terrace:** Present, 25 sq.m

**Garden:** Private, 3.000 sq.m

**Sea distance:** 300 meter

**Kitchen:** Kitchenette

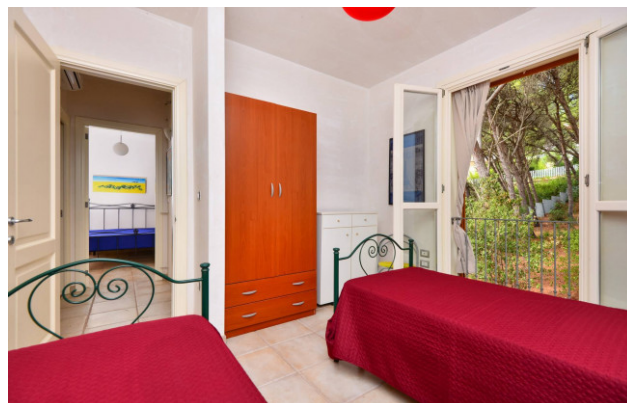
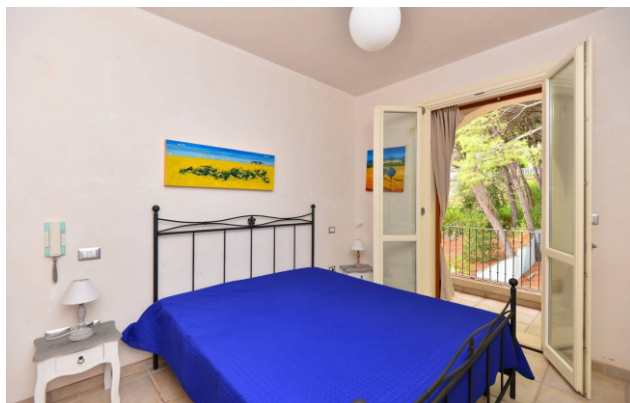




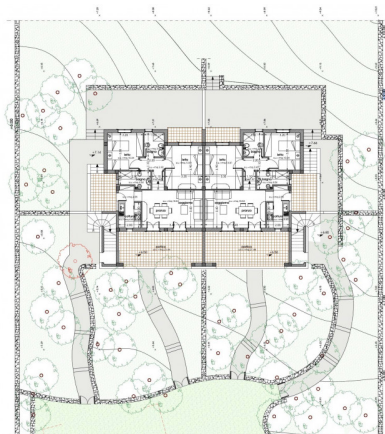


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Pianta Piano Terra  
rapp. 1:100



Pianta Piano Primo  
rapp. 1:100

