



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 Alliste

€ 1.200.000

Ref. CBI069-835-132544



**520 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

ALLISTE - LECCE - SALENTO

### Detached villa with swimming pool and tennis court

Just 350 meters from the sea, in the area called "Capilungo", we are delighted to offer for sale an elegant independent villa, with **seaview**, of about 210 sqm with a beautiful swimming pool, a tennis court and large garden that extends for more than 1 hectare.

The villa is located on the ground floor and it also has a characteristic cellar on the underground floor.

The villa has two entrances, the main one from Via Torre Sinfonò and the second one from the lateral side, which both lead to the large portico that surrounds the villa, where it is possible to enjoy the house even outside on nice days.

Inside, we are welcomed by a spacious living room consisting of an elegant sitting area with an adjacent dining area with open kitchen. The large glass windows visually communicate with the outside, and therefore with the porch, the swimming pool and the beautiful garden, thus giving a pleasant sensation of spaciousness and brightness.

A hallway leads to the sleeping area, where there are two double bedrooms, one with direct access to the garden, and a large bathroom complete with shower and covered in marble.

An internal staircase leads to the basement where there is a characteristic cellar, with bathroom, completely covered in carparo and embellished with star vaults.

The beautiful and landscaped surrounding garden extends for more than 1 hectare and includes a wonderful swimming pool of about 180 sqm.

Next to the swimming pool, there is a sauna created inside a characteristic "pajara".

The property includes a large tennis court and several areas surrounded by the green garden and equipped with gazebos, table, chairs



and a barbecue corner to spend relaxing moments even outside.

The villa is equipped with an alarm system, hot/cold air conditioners and solar panels for the production of hot water.

Thanks to the proximity to the coast, it is possible to reach the sea on foot.

It is also possible to reach in a few minutes the other wonderful places of Salento on the Ionian coast, such as Torre San Giovanni, Lido Marini and Marina di Pescoluse with its famous "Maldives of Salento"; not far away are also Santa Maria di Leuca, the "Heel of Italy" and Gallipoli. The property is also 60 km from Lecce and 100 km from Brindisi Airport.

## Property Informations

**Address:** Via Torre Sinfonò

**Zip Code:** 73040

**Livable surface:** 220.00

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 5

**Internal condition:** Excellent

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

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**Floor:** Ground Floor

**Total floors:** 1

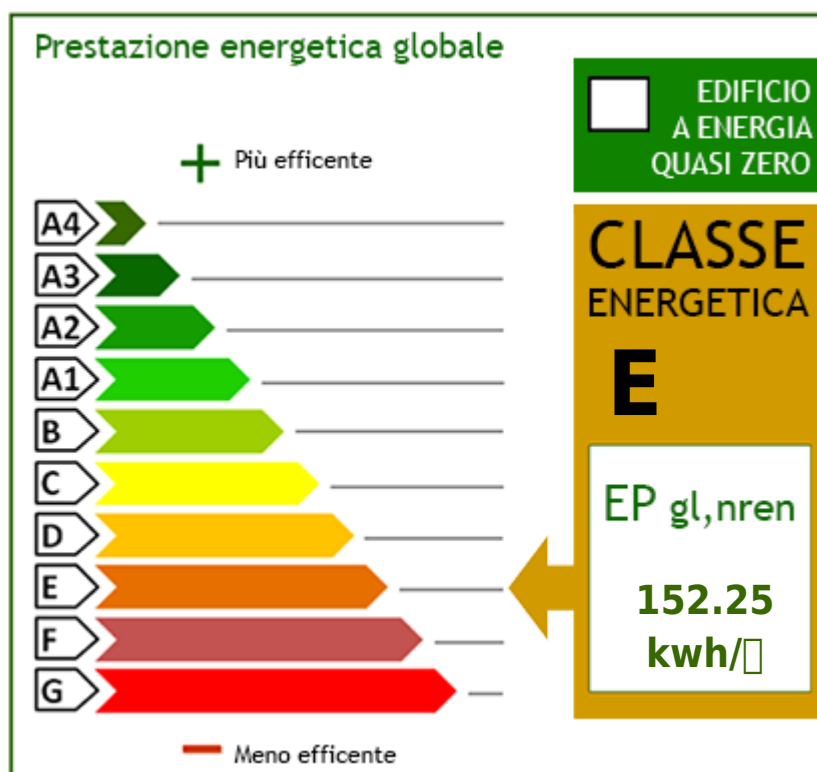
**Date of construction:** 1986

**Current Status:** Free at the deed

**Garden:** Private, 10.000 sq.m

**Sea distance:** 350 meter

**Kitchen:** Exposed Kitchen

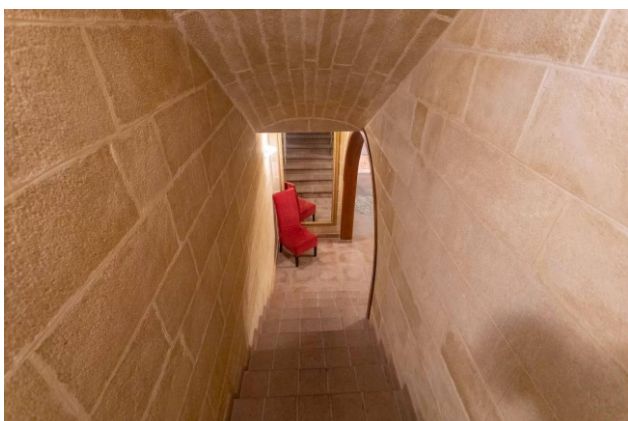
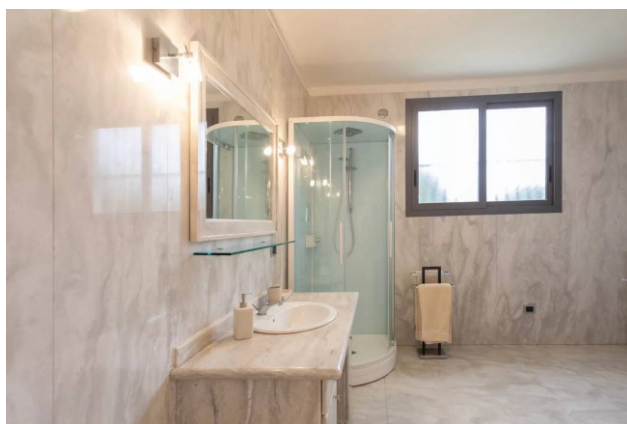
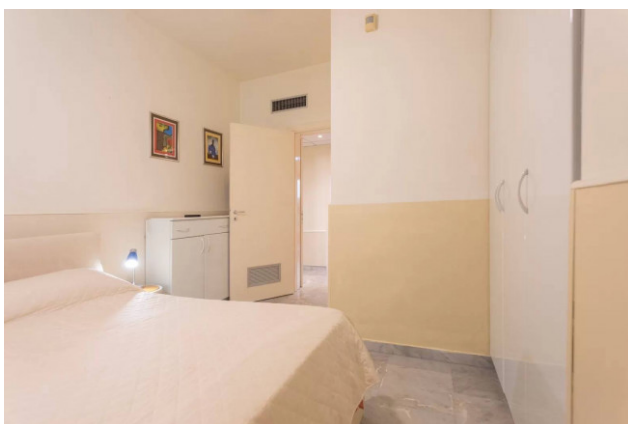
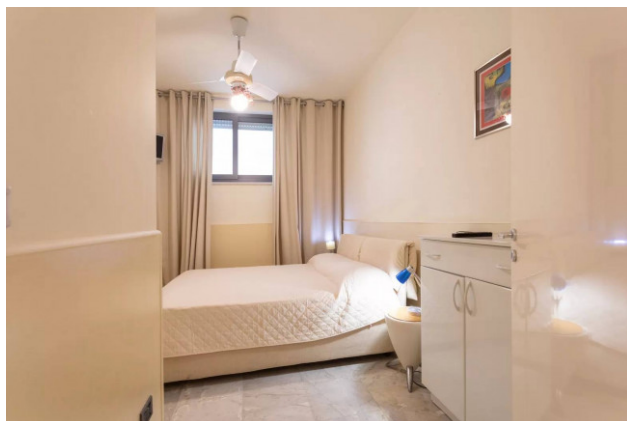






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