



Villa for Sale in Maglie

€ 990.000

Ref. CBI069-2155-132577



670 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

PUGLIA - SALENTO - MAGLIE

In Maglie, in the context of a new residential area but not far from the city center, we are pleased to offer for sale an exclusive villa of about 250 square meters immersed in a garden of about 4,200 square meters with beautiful swimming pools and outdoor whirlpool, solarium and patio.

The property in question is a prestigious detached villa consisting of only one ground floor, comprising entrance hall, living room/lounge, dining area, kitchen, two bedrooms, a study, two bathrooms and a storage room.

During the renovation, solar exposure was taken into account, in particular with regard to the living areas of the house - the living room, kitchen and dining room - and represents a sustainable building intervention due to the construction techniques adopted.

The property has a mixed load-bearing structure of walls, beams, pillars with almost all vaulted roofs, of the exposed "pavilion" type, of high quality and made with local materials.

The perimeter walls, which have thicknesses varying from 50 cm to 90 cm, made almost entirely of local stone, have an insulating material cavity with a minimum thickness of 10 cm, guaranteeing great insulating power.

To further guarantee energy savings, an underfloor heating system, a Solar Thermal and Photovoltaic system were created, which in favourable climatic conditions provide almost 100% of the necessary energy, even to heat the pool water.

The entire building is equipped with an electrical system and data network, in addition to a centralized vacuum system.

The building is connected to the municipal electricity, sewerage, water and gas networks.

Outside we find an outbuilding of approximately 30.50 m2 completely covered in Lecce stone "in a rustic state with wide joints",



equipped with a bedroom and bathroom.

The external fixtures, with wooden frames, have double glazing filled with argon gas and triple glazing.

The entire area is delimited by a fence characteristic of the area, with "dry stone walls", no less than 2.20 m high.

The entire lot is crossed both vertically and horizontally by two pedestrian walkways, delimited by colonnades in Lecce stone, surmounted by different varieties of flowers.

The entire surface not affected by structures or paving is laid out as an "English lawn" with the presence of native fruit trees.

Furthermore, the entire external area is equipped with a lighting and anti-intrusion system.

The property is embellished by the beautiful outdoor swimming pools: the largest (5.20x14), the second pool (1.85x5.4) and a hydromassage pool (1.95x2.95, 1.35 m deep).

The context of the structure is fascinating and highly suggestive and, while suggesting the idea of a splendid accommodation solution, it offers itself to various other opportunities, not least that of a prestigious private residence.

The property is approximately 500 meters from the main activities, shops and essential services.

Maglie is 30 km from Lecce and about 80 km from Brindisi airport.

Certification

Energy Class: Not applicable

Property Informations

Address: Via Elio Nisi, S.n.c.

Zip Code: 73024

Livable surface: 250.00

Bedrooms: 3

Bathrooms: 3

Rooms: 8

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: Ground Floor

Total floors: 1

Parking space: Uncovered

Date of construction: 2020

Current Status: Available after the deed of sale

Sea distance: 16.000 meter

Kitchen: Eat-in kitchen













