



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



**Villa Sale in Gagliano del Capo (LE) Via Virgilio 2**

**Important villa with sea view, Santa M. di Leuca**

Lovely villa on two floors with sea view, private garden, terrace and possibility of swimming pool. The villa has been completely renovated and furnished in 2015 and is located in a quiet but not isolated area, on a green hill that slopes down to the crystal clear sea.

The ground floor consists of a spacious living - dining room, two bedrooms, bathroom, kitchen and a storage room with laundry, as well as a covered veranda with sea view of 27 square meters.

An external staircase leads to the first floor, which can be used as an additional sleeping area or as an independent flat. The first floor consists of a large room with a small kitchenette, a bathroom, a bedroom and a living room with a sofa bed from which there is an incomparable 180 degree view of the sea and the surrounding garden.

The property is completed by a private garden of about 1500 square metres, with olive trees, fig trees and typical Mediterranean plants.

The villa lends itself to being perfectly inhabited both in winter and in summer thanks to first level materials. Central heating and air conditioning. The property is a gem in Salento, in one of the most sought after locations in the Puglia region and can be considered a solid investment, guaranteeing an exceptional return if rented.

Salento is located in the southern part of Apulia and its easternmost point is Capo d'Otranto, where the waters of the Ionian Sea and the Adriatic Sea meet. This is an enchanting land, which will surely surprise you with its beautiful landscapes, its white beaches characterized by the so-called "dunes" and the many breathtaking cliffs, full of caves, overlooking a crystal clear sea.

| INFORMATION     |                |
|-----------------|----------------|
| Ref.            | Puglia 024     |
| Type            | Sale           |
| Category        | Villa          |
| Price           | 879,000.00 EUR |
| Annual Expense  |                |
| Year            |                |
| Energetic Class | C 124          |

| NUMBER               |              |
|----------------------|--------------|
| Rooms                | 5            |
| Bedrooms             | 3            |
| Bathrooms            | 2            |
| Balconies + Terraces | 1            |
| Floor                | Ground floor |
| Car Space            | 3            |
| Box                  |              |

| SQUARE METERS        |      |
|----------------------|------|
| Commercial           | 151  |
| Garden               | 1500 |
| Cellar               |      |
| Balconies + Terraces |      |
| Attic                |      |
| Tavern               |      |
| Box                  |      |

**FEATURES**

|                     |           |             |                       |            |     |
|---------------------|-----------|-------------|-----------------------|------------|-----|
| Property Conditions | Renovated | Rank        | Elegant               | Position   | See |
| View                | Sea View  | Orientation | North West South East | Free Sides | 4   |



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Garden

Private

Heating

Central

Fixtures

Wood triple glazed

## ACCESSORIES

Antitheft

Air conditioning

Separate entrance

Storage room

Veranda

## IMAGES





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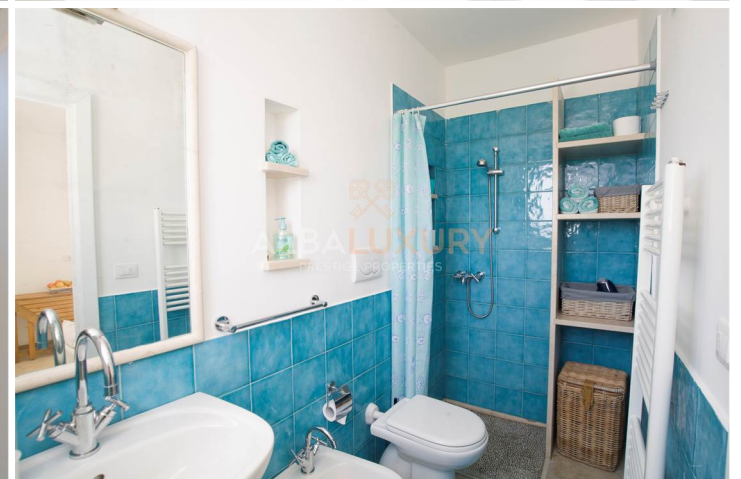


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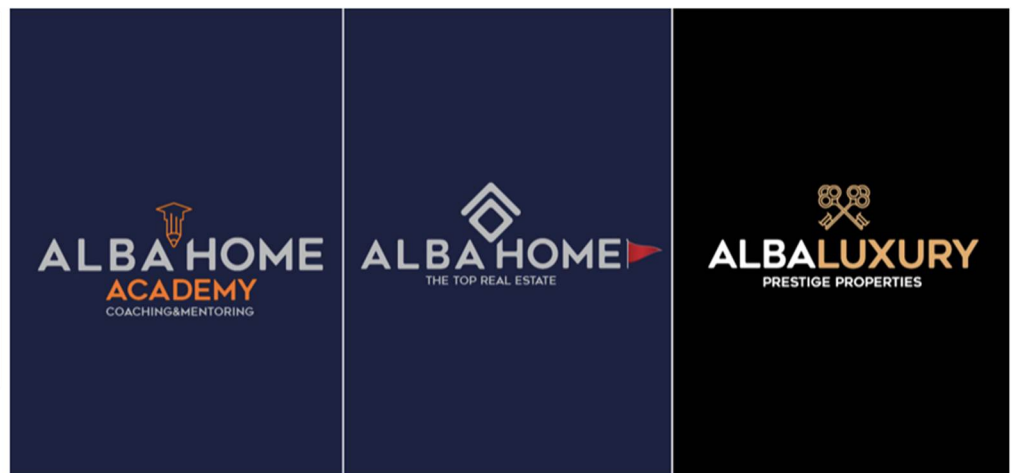
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For confidentiality reasons, plans are  
only released on request

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