



logica immobiliare
la soluzione a portata di mano

Villas for Sale in Gallipoli (LE)

295.000 €

Ref: VL397P



Size: 220 sqm

Rooms: 11,5

Bedrooms: 3

Bathrooms: 3

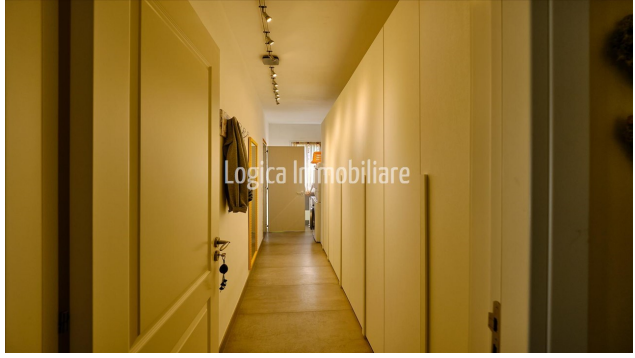
Energy class: F

IPE: 160

In a privileged and panoramic location, with breathtaking views over the Gulf of Gallipoli, this beautiful property is immersed in the peace and natural beauty of its surroundings, set within approximately 7,000 sqm of land. The main building, with a total surface area of about 145 sqm, has been recently renovated and offers warm, harmonious spaces, perfectly laid out: an entrance leading into the dining/living area, a functional kitchen, a hallway with a spacious built-in storage, a bathroom/laundry room, two comfortable bedrooms, and a second bathroom. Outside, a large covered porch of 90 sqm becomes the heart of the home, an ideal place to relax, enjoy outdoor dinners, and be enchanted by the unique colors of the Ionian coast. Within the same building, a charming independent mini-apartment of 35 sqm provides a private and intimate space for guests. It consists of an entrance/living area, kitchen, bedroom, bathroom, and is completed by a pleasant private outdoor area. An external staircase leads to the rooftop terrace, a truly privileged vantage point from which to admire the sea, the countryside, and the picturesque villages surrounding beautiful Gallipoli. The second building, with a surface area of about 75 sqm and arranged on a single level, represents a great opportunity for customization. Although structurally sound, it requires renovation work, offering the possibility to transform it into a second residence or a welcoming holiday home to generate income, bringing new projects and ideas to life. The property is equipped with inverter air conditioning and a forced-ventilation pellet stove to ensure comfort in every season, while the solar panel provides hot water all year round. Located in a quiet and private area, the property is just 10 minutes from the renowned Punta della Suina beach and close to other popular tourist destinations. Gallipoli is about 15 km away, Marina di Mancaversa only 4 km, and Punta Pizzo approximately 8 km, Lecce is

approximately 55 km away, and Brindisi Airport is 95 km away. A property that is not just a home, but a place to experience and feel, where every detail invites you to slow down, breathe, and enjoy the authentic beauty of the surrounding land.









LOGICA IMMOBILIARE S.R.L.

Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)

P.IVA: 01257190528

Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: info@logicaimmobiliare.com