

## Villas for Sale in Gagliano del Capo (LE)

**879.000 €**

**Ref: VL293P**



**Size:** 160 sqm

**Rooms:** 9

**Bedrooms:** 3

**Bathrooms:** 2

**Swimming pool:**

privata

**Energy class:** C

**IPE:** 125

In Marina di Novaglie, a few meters from the crystal-clear waters of the Adriatic Sea, in one of the most fascinating and characteristic places along the coast in Salento, beautiful, detached villa for sale, with sea view, exclusive terrace, private garden and swimming pool. Finely renovated in 2017 with quality materials, the villa extends to about 150sqm, and is arranged over two floors. The ground floor, characterized by a welcoming veranda of about 30sqm, consists of a large living/dining room, an equipped kitchen with a utility room, and a hallway which gives access to two large bedrooms served by a bathroom. An external staircase leads to the first floor, where is another bedroom, a spacious living room from which it is possible to admire the beauty of the sea and the surrounding garden, a bathroom, and a room that is currently used as a kitchen. Each room is bathed light and airy, thanks to access to the beautiful terrace having a pergola of about 55sqm. The property includes a wonderful private garden of about 1200sqm, characterized by local plants and Mediterranean vegetation, also enhanced by the presence of a swimming pool. All services are present and functioning, with LPG central heating and air conditioning, which make this dwelling ready to be inhabited all year round. A charming property, located in a quiet and reserved area, but at the same time not completely isolated and close to the main services. Furthermore, the possibility of creating two independent apartments, makes this property particularly suitable not only for private use but also for being included in the tourist rentals, given its proximity to the sea and places of major interest. Marina di Novaglie is a small pearl with a suggestive panorama and deep crystalline sea, characterized by a low cliff and is ideal for lovers of scuba diving, rowing and fishing. Gagliano del Capo is only 3 km away, the sea about 900 meters, Santa Maria di Leuca 10 km, the baroque town of Lecce about 60 km and Brindisi



airport about 100 km.











**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](mailto:info@logicaimmobiliare.com)**