

**in sale a Lecce**  
**Marina di Torre Chianca**  
**€ 160.000**  
**Ref. torre160**



**140 sq.m. | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4**

We offer for sale a splendid villa located near the Spiaggiabella area, just steps from Lecce's crystal-clear sea.

The house has a warm and traditional character, typical of Mediterranean homes, arranged on a single level, of approximately 110 square meters.

The entrance is accessed from a large, bright veranda, characterized by an arched structure that gives it a simple, traditional elegance, ideal for sitting, welcoming guests, or spending quiet moments in the open air.

Inside, we have a large and well-structured living area, organized as a single space that includes a dining room, an area with a fireplace, and an open-plan kitchen.

The sleeping area comprises three generously sized bedrooms, all well-proportioned and bright. The rooms are airy thanks to the large surfaces and openings that ensure good natural lighting and effective ventilation. The layout allows for comfortable use of the rooms, making them suitable for both double and twin bedrooms, or multipurpose rooms, while maintaining a sense of comfort and privacy.

The bathroom is also spacious and well-organized, with enough space to move around easily and accommodate all the necessary items without feeling cramped. Its size allows for a functional separation of the different areas, ensuring practicality and convenience in everyday use.

Outside, the property is surrounded by a large garden of approximately 600 square meters that extends along all sides of the house, creating a pleasant continuity between the home and the surrounding green space. This layout guarantees privacy, freedom of movement, and the ability to fully enjoy the outdoors at any time of day.

Inside the garden there is a garage of approximately 30 m2, a spacious and functional structure, suitable both as a garage and as a utility room or storage room.

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## Certification

**Energy Class:** F

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## Property details

**Address:** via della pavoncella, 10

**Zip Code:** 73100

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**Bedrooms:** 3

**Bathrooms:** 1

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**Rooms:** 4

**State of Preservation:** Discreet

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**Level:** Mezzanine

**Total Floor:** 1

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**Heating:** Air-Conditioned

**Parking:** Carport

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**Age Construction:** 1984

**Terrace:** Present

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**Garden:** Private

**Kitchen:** Exposed Kitchen

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**Box:** Triple, 30 sq.m.

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