

**Detached house for Sale in Ruffano (LE)**

**155.000 €**

**Ref: CI13P**



**Size:** 220 sqm  
**Rooms:** 8,5  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Energy class:** G  
**IPE:** 175

In Ruffano, a characteristic village in Southern Salento, detached house of approximately 220 square metres, on two levels. Surrounded by a small external courtyard, the property, in a good condition, has a portico on the ground floor, which gives access to the house, consisting of a lounge, kitchen with fireplace, living room, hallway, three bedrooms and a bathroom. In the outside there is the access to the basement, made up of a bathroom and four storage rooms, while a flat roof, overlooking the surrounding countryside, completes the property. Empty and immediately habitable, the house is equipped with a methane heating system with cast iron radiators and air conditioning in some rooms. The bathroom systems should be redone, together with other small interventions and a general restyling, in order to customise the house to one's taste. An interesting property, ideal as a first home, but also excellent as an investment to be included in the tourist rental circuit, considering its location. Ruffano is part of the Authentic Hamlets of Italy, with a well-kept and beautiful historic centre. Furthermore, it is approximately halfway between the two Seas, 18 km from both the Ionian Sea, Torre San Giovanni, and the Adriatic Sea, Castro, in addition to the proximity of other known places including Pescoluse marina and Tricase port. Lecce is about 50 km away, Brindisi airport 100 km.









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