



logica immobiliare  
la soluzione a portata di mano

## Detached house for Sale in Novoli (LE)

165.000 €

Ref: CI23P



**Size:** 400 sqm

**Rooms:** 18

**Bedrooms:** 5

**Bathrooms:** 4

**Energy class:** G

**IPE:** 175

In the immediate vicinity of the historic center of Novoli, interesting property of approximately 400 sqm arranged over three floors, with independent entrances and terraces. Dating back to the first half of the 20th century and characterized by the local star vaults, the property, free on three sides, offers three independent entrances. The ground floor is in good condition, and consists of a kitchen, living room, lounge, bedroom, bathroom, study, hallway, closet and two large multipurpose rooms with bathroom and closet. An internal staircase leads to the first floor, that requires some maintenance work. Here, is a large living room, four bedrooms, two bathrooms, walk-in closet, two balconies and a terrace. On the second floor, there are two large terraces with two rooms used as a laundry, and storage room. An interesting property, where a possible restyling and reorganization of the internal spaces would increase its charm and value. Ideal as a charming accommodation facility, it is also excellent as a prestigious personal home. Novoli is a small village located in the north of Salento, in the Cupa Valley, and is only 11 km from Lecce, while approximately 25 km separate it from the two seas, the Ionian with its crystal clear waters and marvelous sunsets, and the Adriatic with its emerald sea, Brindisi airport is about 50 km away.







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