logica immobiliare
la soluzione a portata di mano

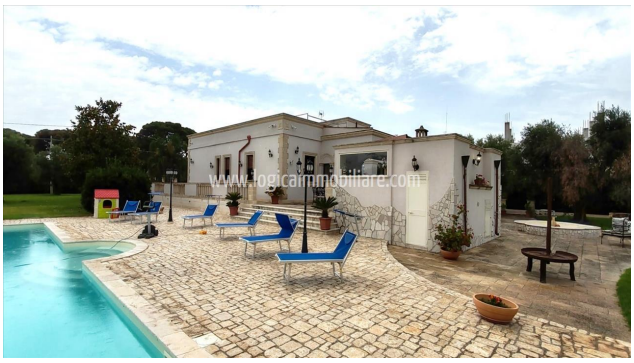
Villas for Sale in Sava (TA) **750.000 €**

Ref: VL361P

Size: 327 sqm
Field: 0,9 ha
Rooms: 9
Bedrooms: 3
Bathrooms: 4
Swimming pool: privata
Energy class: A2
IPE: 23,1

In Sava, a town bordering the famous town of Manduria and just 16 km from the beautiful waters of the Ionian Sea, independent villa of approximately 327 m2 with pool and immersed in a plot of approximately 9,000 m2 of olive grove, of which approximately 3,000 m2 are planted with lawn. A long avenue leads to the house, preceded by a large patio in which there is a well, and a veranda. Upon entering the property you are greeted by a large entrance, characterized by the presence of the typical Salento star vaults, from which the main rooms branch off. The living area consists of a spacious, welcoming and bright living room, a kitchen connected to the dining room, which with large windows offers a breathtaking view of the garden and the surrounding olive trees, and a bathroom.The sleeping area is made up of three bedrooms, each with its own private bathroom, guaranteeing maximum privacy and comfort.The pride of the property are its outdoor spaces. In the garden there is a splendid 15 x 6-meter swimming pool with an elegant shading pergola next to it. For those who love cooking and dining outdoors, the residence is also equipped with an outdoor kitchen, complete with oven and barbecue, ideal for organizing summer dinners and barbecues with friends and family.Furthermore, the house boasts quality materials such as internal doors in national walnut, top quality porcelain stoneware floors and 7-chamber triple-glazed windows, which ensure excellent thermal and acoustic insulation. The furniture is included in the sale, immediately offering an environment ready to be inhabited with style and comfort.In terms of energy efficiency, the residence is cutting-edge, being equipped with a photovoltaic solar system, a solar thermal system, triple-glazed windows with seven chambers and an alarm system.This luxury residence is a perfect combination of elegance, comfort and sustainability, immersed in a unique and fascinating natural setting.Sava is 8 km

far from Manduria, about 16 km from Oria, 16 km from the beautiful marina of San Pietro in Bevagna, 58 km from Lecce, 52 km from Brindisi airport.



www.logicaimmobiliare.com

www.logicaimmobiliare.com

www.logicaimmobiliare.com

www.logicaimmobiliare.com

www.logicaimmobiliare.com

www.logicaimmobiliare.com

www.logicaimmobiliare.com

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