

Building for Sale in Nardò (LE)

650.000 €

Ref: PA9P



Size: 420 sqm

Rooms: 18

Bedrooms: 6

Bathrooms: 4

Energy class: E

IPE: 150

In Nardò, in a residential and well-served area, prestigious independent property consisting of two identical apartments, both with a garage, for a total area of approximately 420 sqm. The building is free on three sides and is arranged over several levels, connected by a convenient shared entrance that perfectly separates the two residential units, located respectively on the first and second floors. Both homes benefit from excellent natural light, generous areas of approximately 175 sqm each, and high-quality finishes. The only difference is that one of the two units is already finished, while the other requires some finishing work, thus offering ample opportunities for personalisation. The interior spaces of each apartment are perfectly laid out and include a large and bright living room overlooking a large U-shaped balcony, a dining room with a fireplace and access to a second balcony, an eat-in kitchen, three comfortable bedrooms and two bathrooms. On the top floor, the property features two convenient independent laundry rooms, one for each home, and a large shared usable flat roof, ideal for being equipped as a sunbathing area or an outdoor relaxation area. To complete the functionality of this property, on the ground floor there are two large private garages of approximately 36 sqm each and two independent rooms with their own bathrooms, perfect for use as a professional office or storage space. A rare real estate opportunity that lends itself to various solutions, both residential and investment-related. Nardò, in fact, is confirmed as one of the most appreciated historic and tourist centres, and one of the fastest-growing ones, in the whole of Salento, thanks to its strategic proximity to beautiful seaside locations and nature reserves on the Ionian Sea coast, such as Santa Caterina, Santa Maria al Bagno, Porto Selvaggio and Porto Cesareo.











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