

Single House for sale in Gallipoli centro storico

€ 198.000
Ref. 83182



130 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

GALLIPOLI - HISTORICAL CENTER - HOUSE IN THE COURTYARD

This charming historic residence is located on Via Corrado Spagna, in the vibrant and authentic heart of Gallipoli's historic center. The property, which spans approximately 100 square meters, is nestled within one of the traditional local courtyards, a setting that ensures maximum privacy and the Mediterranean tranquility so hard to find in the city center.

The property's unique architectural configuration immediately captivates. Thanks to its independent double entrance from the ground floor, the property offers rare versatility. The first entrance opens to a cozy studio apartment, equipped with a kitchenette and private bathroom, as well as a useful storage space under the stairs. It's the ideal solution for those seeking a private guest suite or a small unit for immediate short-term rental.

The second entrance leads to the main house via an internal staircase. On the first floor, we're greeted by a spacious living room where the majestic double star vaults steal the show, lending the space a sense of space and old-world charm. Further along, a small ramp leads to the second bedroom, also served by a private bathroom for maximum privacy.

One of the strengths that sets this house apart from the typical homes in ancient villages is its extraordinary brightness. Every room has windows or balconies overlooking the courtyard and nearby streets, allowing natural light to fill the interiors and ensuring excellent air circulation.

The property currently requires renovation, making it a perfect blank canvas for a variety of purposes. It could be

transformed into a private residence with a unique design, focusing on the restoration of the original materials and vaulted ceilings, or into a high-end hospitality facility. The layout of the spaces and dual entrances allow for the management of multiple independent units, maximizing the rental income in one of Italy's most sought-after tourist destinations.

In short, this is a 100 m2 property in a prime location in Gallipoli, featuring traditional architecture, double exposure, and a flexible structure just waiting to be restored to its former glory.

Certification

Energy Class: G

Features

Code: 83182	Reason: Sale
Categoria: Single House	Address: corrado spagna
Zip Code: 73014	Municipality: Gallipoli
Zona: centro storico	Total Square Meters: 130 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 3	State of Preservation: Discreet
Level: Ground Floor	Total Floor: 2
Age Construction: 1900	Sea Distance: 100 meter



Prima

Dopo



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