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la soluzione a portata di mano

## Townhouse for Sale in Copertino (LE)

320.000 €

Ref: TT117P



**Size:** 220 sqm

**Rooms:** 9

**Bedrooms:** 4

**Bathrooms:** 5

**Energy class:** C

**IPE:** 75

In the center of Copertino, a few km from the Ionian coast, ancient independent house of about 220 sqm, finely restored. The house, on two levels, has access through an ancient barrel-vaulted courtyard with exposed stone, which introduces the 3 areas that make up the house: the manor house, the guest apartment, and the study. The main apartment, located on the first floor, has an area of about 120 sqm, divided into a large and bright living room with double exposure, kitchen served by a level terrace, 2 comfortable bedrooms, with concealed container elements in the walls, 2 bathrooms, one of which serves the master bedroom, and a suggestive mezzanine area, used as a reading and relaxation corner. The level of the terraces has a strong dynamism, accentuated by the different heights, and by a refined division of the spaces, which allow you to be fully experienced, thanks to the presence of an outdoor kitchen, solarium areas and outdoor showers. In addition, there is a multipurpose room, which on occasion can accommodate a third bedroom with bathroom. The ground floor is divided into 2 areas: the guest apartment, of about 40 sqm, consisting of a large vaulted room, is currently lofted to allow the division of the environment into living and sleeping areas, complete with kitchenette and bathroom with shower. The studio instead, of about 60 sqm has 2 large rooms with access to the internal cloister, and services, an ideal place to obtain the necessary privacy working from home, or even to be converted into an additional apartment. These two environments, moreover, can eventually be put to income, thanks to their total independence. The entire property has been renovated with high quality materials and fine finishes, has connections to public utilities, air conditioning and a convenient storage of about 10 sqm at street level, offering a comfortable and refined living experience, without sacrificing the typical elements of the area, such as the suggestive star

and barrel vaults and the warm local stone. The house is located in a quiet and residential area, but close to all necessary services, such as shops and restaurants, reachable on foot, only 17 km from the baroque center of Lecce and the beach of Porto Cesareo, and about an hour from Brindisi airport.







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