

## Detached house for Sale in Campi Salentina (LE)

135.000 €

Ref: CI19P



**Size:** 135 sqm

**Rooms:** 6,5

**Bedrooms:** 2

**Bathrooms:** 1

**Energy class:** G

**IPE:** 175

Just 15 km away from the baroque Lecce, located in the heart of the municipality of Campi Salentina, renowned village for art and culture, detached house of approximately 135 sqm, with open space and exclusive roof terrace with panoramic view. The house, with a characteristic Salento style, is entirely arranged over the ground floor, at the corner of a main road and a large courtyard. This feature means that three entrances can be created, evaluating, thanks to some modifications, also a B&B use of the property. The entrance to the house is a large room with a star vault ceiling, which also is a welcoming living room. From here, there is access to two spacious bedrooms, one with a star vault and the other with a flat vault, a dining room with an adjacent cooking area, a bathroom, a study and a comfortable closet. With access from the living area, there is a comfortable small garden behind, which leads to the exclusive roof terrace, where it is possible to admire the beauty of the historic centre. The property is particularly suitable for private use, but also as an investment for rentals, thanks to the possibility of taking advantage of state incentives for tourist accommodation facilities. Its location, very close to the Adriatic and Ionian seas, both about 20km away, and just 30 minutes by car from Brindisi airport, represent a starting point for those who decide to spend a holiday in Salento, precisely because of its strategic position, easily reachable from all the most beautiful and characteristic areas of Salento.









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