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Villas for Sale in Lequile (LE) **1.100.000 €**

Ref: VL385P

Size: 750 sqm
Field: 1 ha
Rooms: 11,5
Bedrooms: 5
Bathrooms: 6
Energy class: C
IPE: 75

Just a few kilometers from Lecce, between Lequile and San Cesario, this elegant villa offers approximately 750 sqm of living space across three levels, set within a lush garden and orchard of about 1 hectare. Built with high-quality materials and designed to ensure both comfort and functionality, the villa features well-organized spaces and refined finishes throughout.A beautiful porch serves as the main entrance to the ground floor, which includes a spacious open-plan living area with a fireplace and dining room, a large kitchen, storage room, hallway, study, bathroom, and a bedroom with en-suite bathroom. All rooms are bright and airy, thanks to several French doors that open directly onto the garden, including a rear porch. An elegant marble staircase and a lift connect the three levels of the home. On the first floor, you'll find a bedroom with access to a terrace, a storage room, a living area with kitchenette, hallway, a second bedroom with walk-in closet and bathroom with whirlpool tub, and a third bedroom with access to the terrace. The basement level, also accessible externally via a ramp, features a spacious garage with bathroom, a large laundry room, technical room, storage, and additional utility rooms. The entire property is surrounded by a crawl space for insulation, the Lecce stone walls are thermally insulated, and the villa is equipped with solar panels and a photovoltaic system. The meticulously maintained garden showcases a rich and varied selection of vegetation, an orchard with citrus trees, a well, and an irrigation system, with the possibility to build a swimming pool.A truly charming property, ideal as a main residence for those seeking a spacious and elegant home surrounded by nature, yet conveniently close to all main services. San Cesario is just 1 km away, Lequile 2 km, Lecce 5 km. The Ionian and Adriatic coasts, Porto Cesareo and San Foca, are about 28 km away, and Brindisi Airport is 50 km from the property.

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