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Building for Sale in Lecce (LE) **1.750.000 €**

Ref: PA6P

Size: 700 sqm
Rooms: 22
Bedrooms: 5
Bathrooms: 5
Energy class: G
IPE: 175

In the heart of Lecce's historic center, just 100 meters from Porta San Biagio and the Roman Amphitheatre, the vibrant core of the city, stands a prestigious residence located on the piano nobile of an early 19th-century historic palazzo. The building perfectly embodies the principles of order, symmetry, and rationality characteristic of Neoclassical architecture.The property is accessed through a shared entrance hall, from which an impressive covered stone staircase leads to the first floor. This level extends over approximately 600 sqm, in addition to valuable outdoor spaces. Although the entire floor is currently registered as a single residential unit, it has been divided into two similarly sized apartments to ensure a more functional layout.The first apartment comprises an elegant sitting room, a spacious living room, a dining room, a kitchen, a hallway, two bathrooms, a study, two bedrooms, and a long balcony running along the entire façade. Five large windows, separated by pilasters with Ionic capitals, embellish the exterior with timeless elegance.The second apartment also features refined and well-organized interiors: a hallway, a study, two bedrooms, two bathrooms, a living room with a fireplace, a kitchen, and a panoramic terrace overlooking a private garden of approximately 1,300 sqm, enriched by a lush variety of trees and a charming pergola supported by ancient stone columns.Crossing the threshold of this residence feels like stepping back in time, captivated by the beauty of frescoed ceilings, richly decorated walls, high barrel and star vaults, and original Venetian terrazzo floors.An internal staircase leads to the upper level, where there are two rooftop terraces: one facing inward over the garden and the other overlooking the historic center. The latter is exclusively attached to a third residential unit of approximately 90 sqm, consisting of two large rooms and a bathroom.The property also includes a 40 sqm ground-floor space, directly accessible

from the common area.Although much of the property is currently habitable, some internal maintenance work and system upgrades are required.This residence offers immense potential and is ideal for a variety of uses: it could be transformed into an exclusive hospitality venue, become a magnificent private historic residence, or be divided into multiple units suitable for both everyday living and the short-term rental market. Lecce is increasingly appreciated by both Italian and international visitors, consolidating its status as a highly sought-after destination.This property therefore represents a rare and valuable opportunity, whether for those seeking a unique home or for investors looking to acquire a property of significant historical and cultural value. The beaches of the Adriatic Sea are approximately 10 km away, those of the Ionian Sea 30 km, and Brindisi Airport 37 km.

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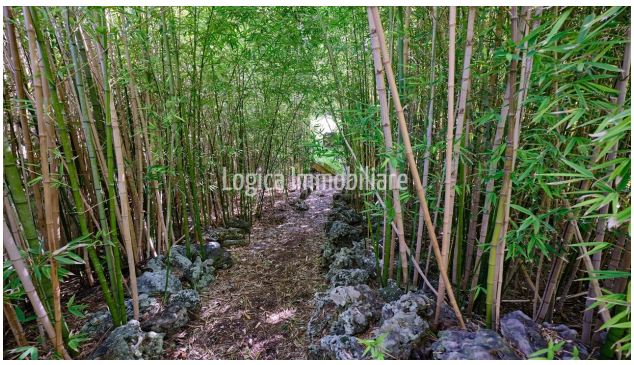
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