



logica immobiliare
la soluzione a portata di mano

Villas for Sale in Lecce (LE)

450.000 €

Ref: VL403P



Size: 230 sqm

Rooms: 7

Bedrooms: 3

Bathrooms: 3

Swimming pool:
privata

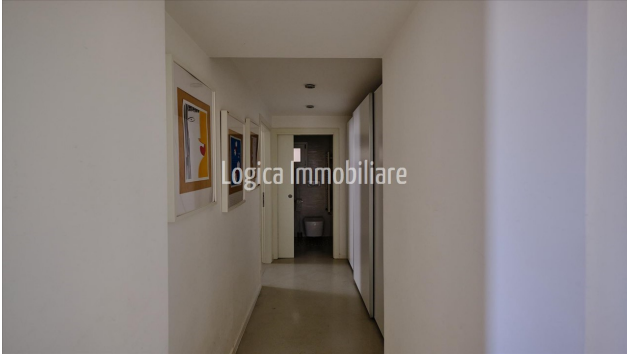
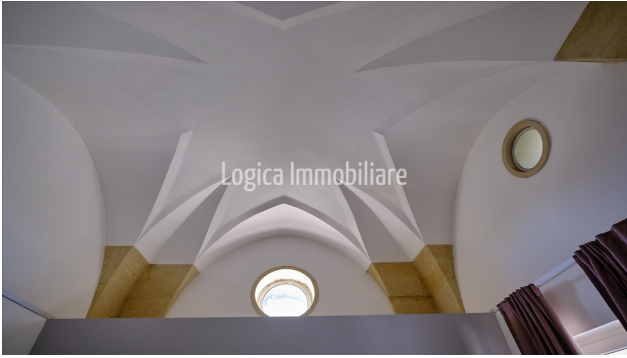
Energy class: E

IPE: 150

Lecce - On the outskirts of the town, elegant detached villa of approximately 200 sqm featuring a modern and minimalist design, surrounded by peace and privacy, with a private garden, swimming pool, and guest house. The property is the result of the careful renovation of an ancient ruin, transformed into an exclusive residence built with high-quality materials and cutting-edge technological solutions, in full harmony with the surrounding rural landscape. Located just a few kilometers from the town center and only 100 meters from the east/west ring road, it perfectly combines privacy, comfort, and convenient access. The villa is accessed through a private driveway leading to approximately 750 sqm of outdoor areas, enhanced by an elegant pergola, swimming pool, and a 27 sqm guest house complete with bathroom and storage room, ideal as a guest area or private studio. The interiors stand out for their brightness and refined style: entrance hall, spacious living area with fireplace, kitchen, master bedroom with charming star-vaulted ceilings, two additional rooms currently used as walk-in wardrobes, two bathrooms, a mezzanine area of approximately 50 sqm, and a large laundry room with garage equipped with an electric vehicle charging station. The villa is fitted with Rehau underfloor radiant heating, a 3 kW photovoltaic system connected to a Junkers condensing boiler with Solar Kit for domestic hot water production, as well as reinforced double-glazed windows, ensuring comfort, energy efficiency, and security.











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