logica immobiliare
la soluzione a portata di mano

Detached house for Sale in Lecce (LE) **400.000 €**

Ref: CI62P

Size: 260 sqm
Rooms: 12,5
Bedrooms: 7
Bathrooms: 5
Energy class: G
IPE: 175

Located in Lecce, just a short distance from Porta Rudiae and the historic town centre, this interesting independent property comprises two first-floor apartments with a total internal area of approximately 260 sqm.The property is currently habitable and structurally good, although it would benefit from modernization and restyling works. An independent staircase from the ground floor leads to the first floor, where the two residential units are located, each with its own separate entrance. The first apartment, measuring approximately 100 sqm, consists of an entrance hall, three bedrooms (one with a balcony), a spacious kitchen, hallway, and bathroom. The second apartment, approximately 160 sqm in size, is currently arranged as three studio units with private bathrooms, together with a kitchen, hallway, three additional rooms, a bathroom, and two balconies. On the upper level, accessible via an internal staircase, there is a utility room providing exclusive access to the large private rooftop terrace (roof garden). This is a highly versatile property with excellent potential, ideal both for accommodating two families and as an investment opportunity for a successful hospitality business, such as a B&B or guesthouse, thanks to its strategic location and the continuously growing tourism sector in Lecce.

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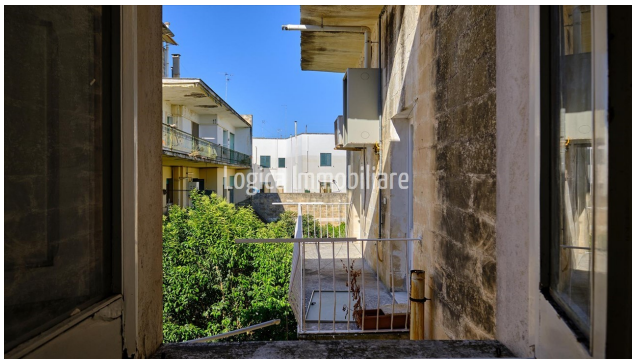
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