

Villas for Sale in Nardò (LE)

690.000 €

Ref: VL408P



Size: 500 sqm

Field: 1 ha

Rooms: 21

Bedrooms: 10

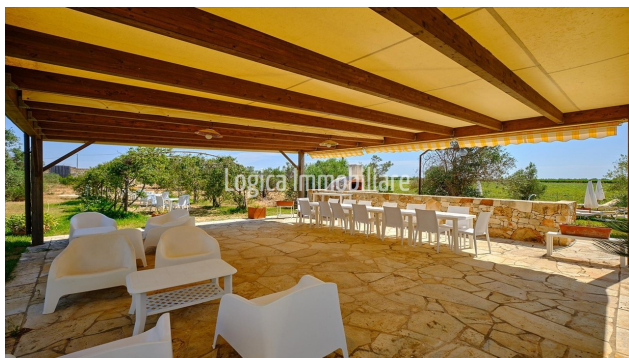
Bathrooms: 10

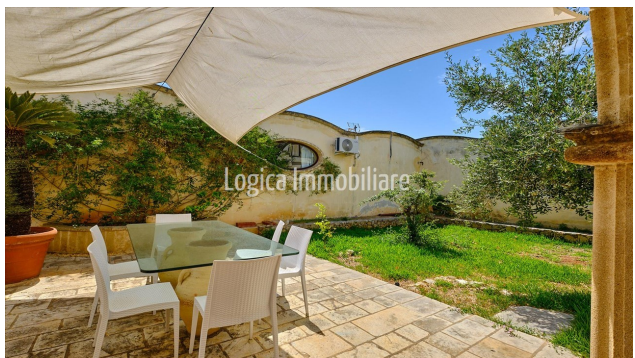
Energy class: G

IPE: 175

In the heart of Salento, in the countryside of Nardò, surrounded by centuries-old olive groves and the gentle sea breeze, lies this beautiful estate extending over approximately 11,000 sqm of olive grove. The property features a traditional masseria-style villa, built with authentic Salento architectural finishes. The masseria is composed of several stone buildings that evoke the charm of ancient rural architecture, with stone arches and impressive vaulted ceilings creating beautiful plays of light. Carefully arranged around the main villa and its internal courtyard with garden, these buildings form peaceful and private outdoor spaces where time seems to slow down, creating an intimate and relaxing atmosphere. The main residence comprises a spacious entrance hall, a double living room, a kitchen with island, two bathrooms, and a bedroom overlooking the beautiful internal courtyard and garden. The estate also includes: a detached guest house with living room, dining area, two bedrooms, two bathrooms and an outdoor patio; a two-storey villa with outdoor space, terrace and gazebo. The ground floor features a double bedroom with en-suite bathroom, a kitchen with dining area and living room. The upper floor offers a split-level bedroom with en-suite bathroom and a private terrace; a studio apartment and a one-bedroom apartment, both with bathroom and outdoor space with gazebo; five independent guest rooms, each with private bathroom and its own outdoor terrace; and a laundry room with shower. All bedrooms are equipped with air conditioning, while the villas also benefit from central heating. A solar thermal system provides hot water for domestic use. The interiors feature a variety of traditional vaulted ceilings and decorative details in Carparo stone. Window and door frames are made of Corten steel, while the floors are finished in traditional cocciopesto and ceramic, and the bathrooms are decorated with glass mosaics. The walls are highly insulated and

finished with natural lime plaster. Outside, the large stone-paved areas enhance the elegance of the property. A 65 sqm gazebo provides the perfect setting for relaxing, reading, working, or simply enjoying the peaceful surroundings. The entire estate is enhanced by a comprehensive outdoor lighting system. The property is located approximately 5 km from Nardò and the crystal-clear sea with its white sandy beaches. Lecce is only 30 km away, while Brindisi Airport is approximately 70 km from the property. This is an outstanding opportunity for anyone seeking an exclusive property unlike any other in the surrounding area, as well as an excellent investment ready to generate immediate rental income.









LOGICA IMMOBILIARE S.R.L.

Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)

P.IVA: 01257190528

Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: info@logicaimmobiliare.com