

Building for Sale in Lecce (LE)

650.000 €

Ref: PA8P



Size: 270 sqm

Rooms: 11,5

Bedrooms: 5

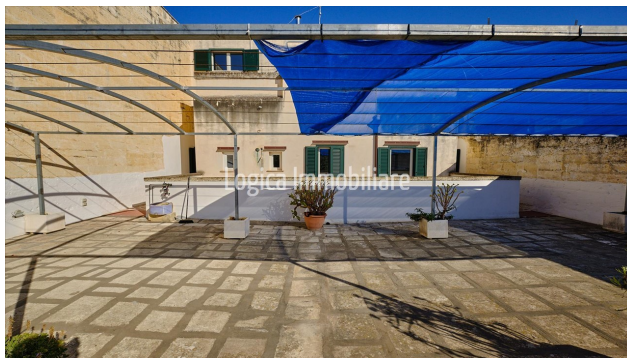
Bathrooms: 4

Energy class: E

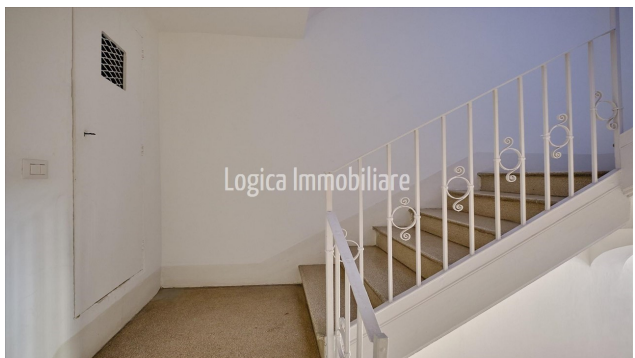
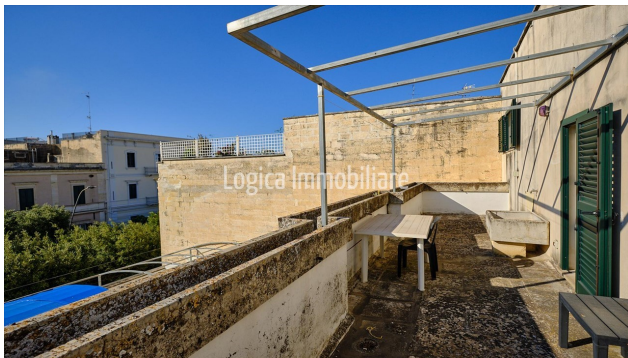
IPE: 150

In the very heart of authentic Lecce, just a few steps from Porta San Biagio, stands this elegant historic palazzo, offering approximately 270 sqm of total interior space, in addition to its generous outdoor areas. A residence of rare beauty, combining the timeless charm of Salento architecture with the comfort of a recent renovation. The property stands out for its independence, versatility and the presence of two fully autonomous residential units, enhanced by extensive outdoor spaces, features that are increasingly rare in the town centre. A private entrance on the ground floor leads to the first apartment, measuring approximately 60 sqm and comprising a living area with kitchenette and a bedroom, both featuring the characteristic star-vaulted ceilings, as well as a bathroom and a private outdoor area with a storage room. An intimate and welcoming space, ideal as a guest annexe, professional studio or short-term rental accommodation. The main residence is located on the first floor and is accessed through a separate entrance with a spacious entrance hall, which can also be conveniently used as a private parking space. Measuring approximately 150 sqm, the main floor offers spacious and well-proportioned interiors, including an entrance hall, kitchen, living room with fireplace, laundry/storage room, three bedrooms, including a prestigious master suite with private bathroom and walk-in wardrobe, and a second bathroom. The true highlight of the property is its exceptional outdoor space. Three balconies overlooking Via degli Stampacchia and a magnificent approximately 100 sqm terrace at the same level, overlooking Viale Otranto. A private oasis in the heart of the town, perfect for enjoying outdoor living throughout the year, hosting receptions or spending convivial moments in complete privacy. The upper floor, measuring approximately 30 sqm, completes the property with ancillary rooms, an additional bathroom, a large balcony of approximately 20 sqm and

direct access to the exclusive rooftop terrace. An authentic and highly charming residence, perfectly suited to those seeking to live within immediate proximity of Lecce's historic centre without compromising on comfort, privacy or outdoor space. At the same time, thanks to its two independent units and strategic location, it represents an exceptional investment opportunity in the high-end hospitality sector.









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