



logica immobiliare
la soluzione a portata di mano

Villas for Sale in Lecce (LE)

730.000 €

Ref: VL237P



Size: 450 sqm

Rooms: 11

Bedrooms: 4

Bathrooms: 4

Swimming pool:

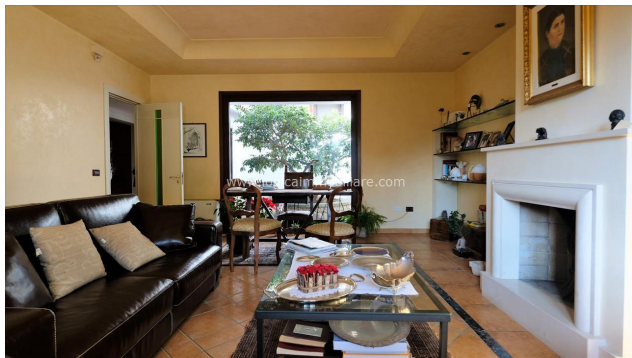
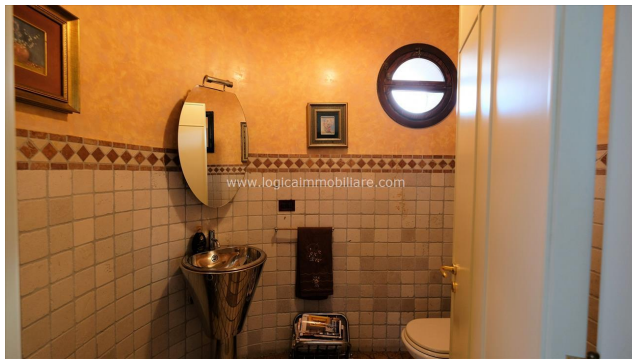
Privata

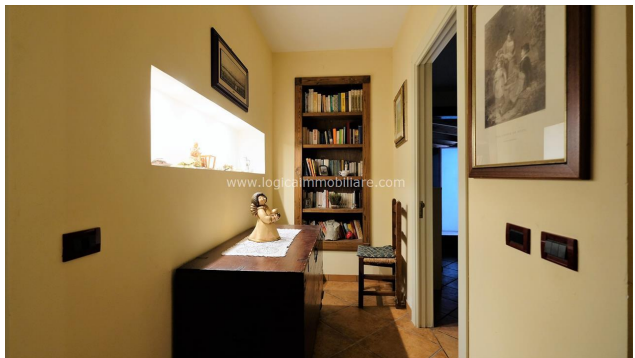
Energy class: G

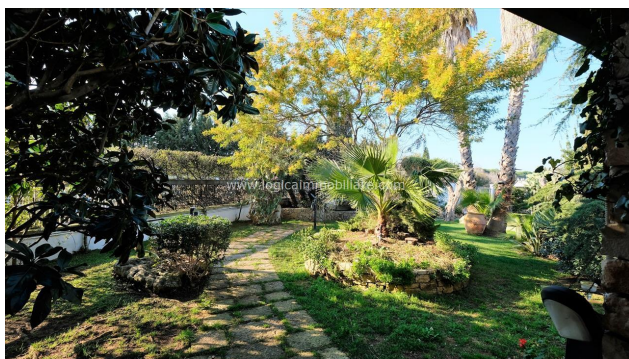
IPE: 175

Just outside Lecce, at only 10 minutes from its city center, beautiful 450 sqm villa surrounded by a park of about 1.300 sqm with pool, completely fenced. A dynamic and mediterranean style characterizes the house which is spread over three levels and consists of a living room with fireplace, overlooking a small internal courtyard, hallway, bathroom, dining room with adjacent living room with fireplace, that has a more intimate and reserved taste than the other one, and a modern equipped kitchen. On a slightly higher floor we find the sleeping area consisting of 3 bedrooms, one with private bathroom, another bathroom and walk-in closet. The basement organized in two levels has a bathroom, a bedroom with access to a comfortable atrium, storage, laundry, gym and garage. All these rooms precede a large rumpus room with a majestic stone fireplace and kitchen entirely built in masonry and stone, with comfortable counter and rustic details that make it an ideal environment to enjoy pleasant convivial moments. The basement, as well as the whole house, is bright and airy thanks to the various openings and accesses to the lower courtyards, balconies and the surrounding garden. The latter, has many varieties of shrubs and plants, from the mediterranean scrub to the soaring palm trees, well arranged in large flowerbeds crossed by brick paths, as well as numerous areas dedicated to relaxation, conviviality and organization, especially near the pool, with adjoining outdoor shower. The villa has a well for water supply and waste water disposal, is connected to methane, presents solar panels and a 9-kWh photovoltaic system. There's also the possibility of being connected to the urban water supply and sewerage services. The high-quality materials, the particular care for every little detail and the internal organization of the spaces, make this house an exclusive high-class residence suitable for those who want to experience the comforts away from the chaos of the

city while remaining close to the beautiful capital of baroque.







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