

## Detached house for Sale in Campi Salentina (LE)

**380.000 €**

**Ref: CI3P**



**Size:** 240 sqm

**Rooms:** 9

**Bedrooms:** 3

**Bathrooms:** 3

**Energy class:** A3

**IPE:** 46,03

Close to the charming historic centre of one of the villages of the beautiful 'Terra d'Arneo', this house is located in Campi Salentina. It extends to about 240 square meters on the ground floor, and it has an exclusive solar roof and a private garden of about 180 square meters. The property has undergone a meticulous refurbishment from an ancient house from Salento, that once also housed an olive oil mill, whose part of its stone is still present in the garden. A large covered veranda has access to the house, which opens directly onto a large open plan, that includes a dining area, living room with a beautiful fireplace and a spacious kitchen. On the right, a large and bright hallway leads into the sleeping area, consisting of a main/master bedroom, which has a large bathroom and a walk-in closet, a bedroom with private bathroom, and a third bathroom. A third room could be used as a study or bedroom. The spacious kitchen overlooks the rear garden, which is partly paved and partly peppered with fruit trees, and it surrounded by a local-stone wall. A room with access from the garden has been used as a laundry. From the garden, there is access to the solar roof, that houses solar panels and enough space for the creating a relaxation area with pergolas. Every detail has been carefully thought, and the house is well-kept. The house is characterized by high star-vaulted ceilings and thick walls, all perfectly maintained thanks to the use of porous local stone. The flooring is in marble, with LED lighting, the windows are made of wood, and there are also sliding glass doors inside. Furthermore, the ways in which the renovation work was carried out, the careful insulation of the walls, the thermal break windows and the installation of photovoltaic systems, made this house to be classified as a A3 energy class property, thanks also to its complete absence of consumption for heating, electricity and hot water. The property is located in Campi Salentina, a village in northern Salento also known as City of art



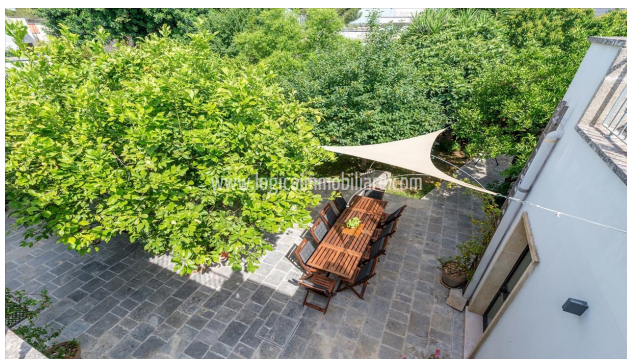
and culture. It is only 10 minutes by car from Lecce, it is well-connected with all services and means of transport, and it is very close to the wonderful beaches of both the Ionian and the Adriatic Seas.











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