



## Villa for Sale in Lecce

### € 750.000

### Ref. CBI069-553-132852



**695 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 12**

#### LECCE

Set in the countryside of the city of Lecce, is available for sale an elegant detached villa of about 380 sqm which is surrounded on three sides by a large, well-kept garden of 3,000 sqm.

The villa is spread over two levels which communicate with each other from the inside, while also offering an independent access.

A veranda serves as the entrance to the mezzanine floor, which is about 170 sqm; it consists of a large open living area with a sitting room and a dining area with fireplace. They are followed by a large-size eat-in kitchen and three bedrooms. This level is served by two bathrooms and a convenient storage room.

An internal staircase leads to the basement, which is about 180 sqm and can also be accessed independently. On this level there is a second eat-in kitchen, two bedrooms each with en suite bathroom, and a large living area. There are also two multipurpose rooms, two bathrooms and a storage room.

All rooms are bright and spacious, with beautiful views of the green garden, and provide access to the outdoor spaces where you can enjoy the house even outside during the sunny days. In the garden there is also the possibility of building a swimming pool.

A large 90-sqm garage, located in the basement, completes the villa. It can be accessed via a driveway in the garden, which has a second dedicated entrance.

Thanks to its large-size and the internal layout, the villa is the ideal choice for those who need large living spaces. It is also ideal for those looking for a semi-detached property or those who want to live in one part of the property while renting out the other, as it essentially consists of two independent units.

Finally, the property has:

#### Gruppo Bodini

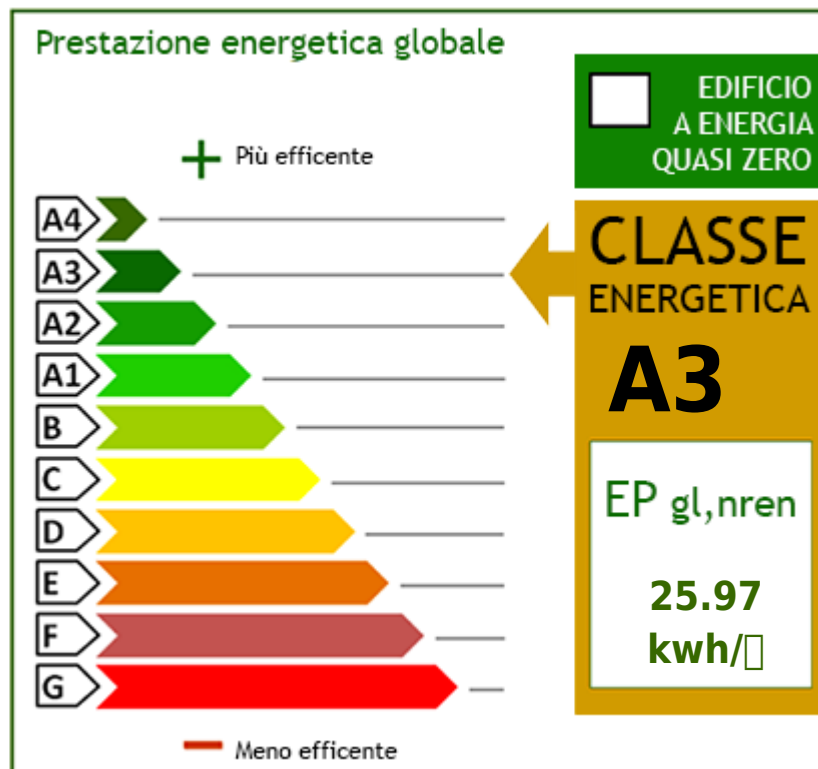


- a 6.5 kW photovoltaic system with a 10.5 kW storage battery;
- a solar thermal system for producing domestic hot water and heating.
- a hot water recirculation system;
- a hot/cold inverter air conditioning system.
- Video surveillance system.
- external thermal insulation on all sides of the villa (additional internal insulation on the nord side)
- Automatic irrigation system
- Water purification system.
- Automatic gate.
- PVC windows with triple glazing.

The villa is just 3 km from the centre of Lecce, 11 km from the coast and 58 km from Brindisi Airport.

## Property Informations

<b>Address:</b> Via Gubbio	<b>Zip Code:</b> 73100
<b>Livable surface:</b> 390.00	<b>Bedrooms:</b> 7
<b>Bathrooms:</b> 6	<b>Rooms:</b> 12
<b>Internal condition:</b> Restored	<b>---&gt; data_operazione &lt;---</b> : 0000-00-00
<b>---&gt; esclusiva &lt;---</b> : 1	<b>:</b> 0000-00-00
<b>Floor:</b> On two levels	<b>Total floors:</b> 2
<b>Parking space:</b> Covered	<b>Date of construction:</b> 1990
<b>Current Status:</b> Available after the deed of sale	<b>Terrace:</b> Present
<b>Garden:</b> Private, 3.000 sq.m	<b>Sea distance:</b> 14.000 meter
<b>Kitchen:</b> Eat-in kitchen	<b>Garage:</b> for four cars, 90 sq.m













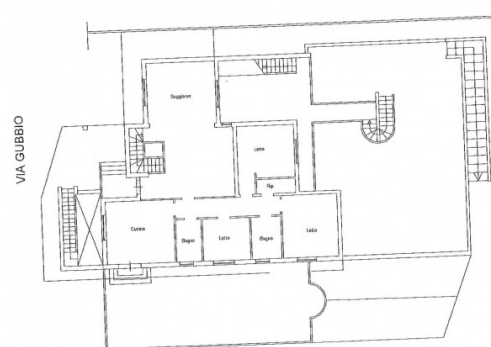


**Gruppo Bodini**

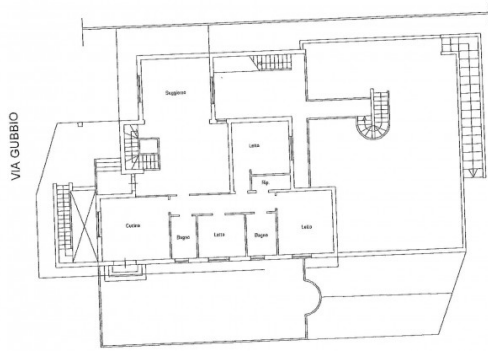
Via 95 Reggimento Fanteria, 11 - Lecce (LE) - Phone number (+39) 0832 099369  
lecce@cbitaly.it - <https://www.coldwellbankerluxury.it/en>  
VAT 04954530962



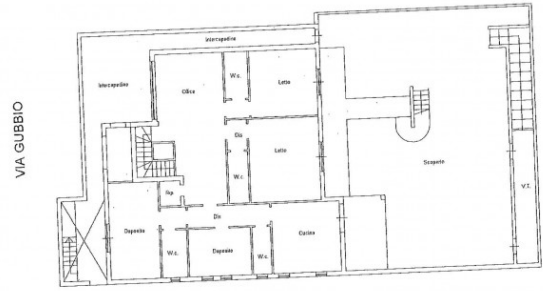
PIANO RIALZATO  
H= 3,05



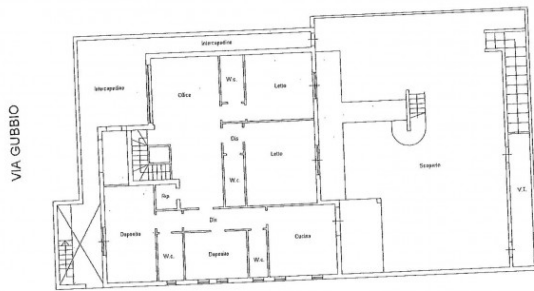
PIANO RIALZATO  
H= 3,05



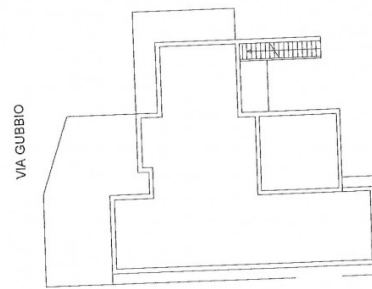
PIANO SEMINTERRATO  
H= 3,05



PIANO SEMINTERRATO  
H= 3,05



PIANO COPERTURE



PIANO COPERTURE

