



# Villa for Sale in Tricase Tricase Porto Confidential Negotiation Ref. CBI069-2124-132853



**880 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 5**

PUGLIA - SALENTO - TRICASE PORTO

In Tricase Porto, a hamlet of the beautiful city of Tricase, we offer for sale a splendid Villa of about 180 square meters, surrounded by a garden of about 7,000 square meters, with a spectacular sea view on the Canale d'Otranto, a true natural painting that will leave you breathless.

Located in one of the most sought-after locations in Lower Salento, the Villa stands out for its unique charm and elegance. Immersed in a lush garden of about 7,000 square meters, the Villa is an oasis of tranquility and beauty, immersed in absolute privacy.

The access is embellished by a wrought iron gate, which leads to comfortable shaded parking spaces and an ancient pajara with great potential for recovery. The real protagonist is the view: from the garden and the interiors, it is possible to admire an unrepeatable panorama that embraces the crystalline sea and, on days of good visibility, the Greek islands and the Albanian coasts.

The interior of the villa is designed to offer comfort and style. A large patio leads to the living room with fireplace, the dining room, a versatile TV room/study (convertible into a bedroom) and two bedrooms with bathrooms. The eat-in kitchen opens onto a charming gazebo, ideal for outdoor lunches and dinners.

The Villa is entirely built in carparo and features beautiful star vaults, typical of traditional Salento architecture. A further touch of classic elegance is given by the Vietri terracotta floors, with enameled inserts.

The conditions of the house are like new, with very high quality finishes. The air conditioning system guarantees maximum comfort in



every season.

The large paved terrace facing the sea is the perfect place to relax and admire the stars as well as the sparkling sea on moonlit nights. The provision for a swimming pool offers further possibilities for customization.

The strategic position of the villa, a short distance from the marina, the coast and the charming historic center of Tricase, where all the main services are located, makes it ideal both as a luxury private residence and as an exclusive investment.

Tricase Porto is also just 10 km from Castro, 29 km from Otranto, 49 km from Gallipoli, 20 km from Santa Maria di Leuca, 57 km from Lecce and 109 km from Brindisi Airport.

## Certification

**Energy Class:** A1

## Property Informations

**Address:** Via Borgo Pescatori, Snc

**Zip Code:** 73039

**Livable surface:** 180.00

**Bedrooms:** 2

**Bathrooms:** 3

**Rooms:** 5

**Internal condition:** Excellent

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

**:** 0000-00-00

**Floor:** Ground Floor

**Total floors:** 1

**Parking space:** Covered

**Date of construction:** 2012

**Current Status:** Available after the deed of sale

**Garden:** Private, 7.000 sq.m

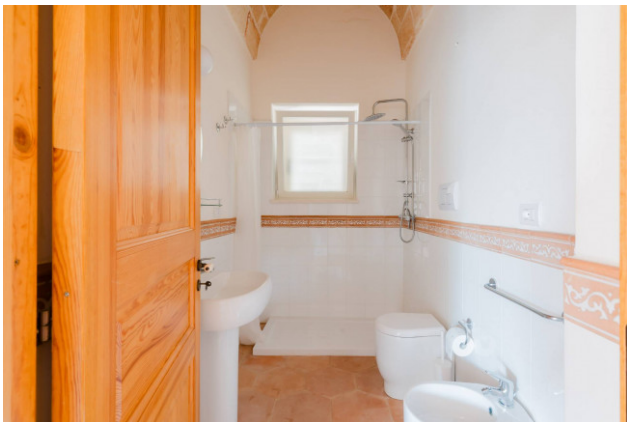
**Sea distance:** 500 meter

**Kitchen:** Kitchenette

**:** Yes















**Gruppo Bodini**

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