



# Independent house for Sale in San Cesario di Lecce

## € 790.000

### Ref. CBI069-2245-132910



#### **420 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 8**

##### SAN CESARIO DI LECCE

We offer for sale, in the heart of San Cesario di Lecce, a prestigious detached house of approximately 420 sqm, fully renovated with high-quality finishes and every comfort.

The property is spread over three levels, connected to each other by a convenient internal elevator, and it features large and bright rooms.

The heart of the house is on the 1st and 2nd floors:

On 1st floor, measuring approximately 150 sqm, we have the living area of the villa, consisting of a large and elegant sitting room, a dining room with an adjacent kitchen, and a study. The kitchen overlooks a terrace of approximately 30 sqm, a welcoming space to enjoy in every season, offering a pleasant view of the rear garden of the house, which measures approximately 95 sqm.

The second floor, also approximately 150 sqm, is dedicated to the sleeping area, where there are four large bedrooms, three of which are double and one spacious single. One of the double bedrooms is currently used as a large walk-in closet. On this level, there is an additional balcony of approximately 10 square meters.

Finally, on the ground floor, the villa is completed by a large multipurpose room that connects the entrance of the house directly to the veranda and the rear garden; on the same floor, there is a large garage of approximately 40 sqm which is connected to the house from the inside and having its access from the street front.

The house is equipped with solar panels installed on the roof terrace and an 8.2 kW photovoltaic system, which guarantee high energy efficiency and sustainability.

The house boasts parquet flooring, high-quality fixtures, large windows, and an elegant, contemporary atmosphere.



Thanks to its layout, the property offers the possibility of being divided into several independent units.  
This prestigious property represents an exclusive living solution, the ideal choice both as a luxury residence and as a high-level investment in the heart of Salento.  
It is 9 km from Lecce and 50 km from Brindisi Airport.

## Certification

**Energy Class:** A1

## Property Informations

**Address:** Via Giacomo Matteotti, 96

**Zip Code:** 73016

**Livable surface:** 380.00

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 8

**Internal condition:** Restored

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

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

**:** 0000-00-00

**Floor:** Multilevel

**Total floors:** 3

**Lift:** Yes

**Date of construction:** 2007

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

**Terrace:** Present, 40 sq.m

**Garden:** Private, 95 sq.m

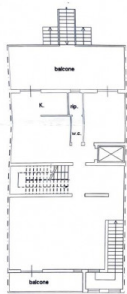
**Sea distance:** 22.000 meter

**Kitchen:** Eat-in kitchen

**Garage:** for three cars, 40 sq.m







Piano Primo  
h=200



Piano Secondo  
h=200



Piano Terra  
h=200