



# Estate for Sale in Carpignano Salentino

## € 1.600.000

### Ref. CBI069-2155-132939



**3.250 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5**

PUGLIA - SALENTO - CARPIGNANO SALENTINO

Just a few kilometers from the crystal-clear sea of Otranto and its golden beaches, surrounded by olive groves and the evocative Salento landscape, we are pleased to offer for sale a prestigious estate of approximately 250 sqm of covered space, set on a plot of about 3 hectares of olive groves, complete with a swimming pool.

The property has undergone a recent and meticulous renovation, where great attention to detail and the use of high-quality materials have been the guiding principles. The result is a harmonious blend of the charm of ancient and historical elements with modern design and the clean lines of a simple yet refined and welcoming elegance.

The estate consists of two main buildings. The first, covering about 160 sqm, is inspired by the traditional shape of the ancient Salento "pajare", featuring large and bright rooms with beautiful barrel-vaulted ceilings and exposed stone. The central part of the building boasts a spacious and elegant living area with a large fireplace and a built-in kitchen. On either side of this central area are the two sleeping zones: the first is the master bedroom with an en-suite bathroom finished in cocciopesto, complete with an in-ground bathtub and walk-in closet; the second is a loft-style double bedroom with an en-suite bathroom with shower and a small sitting/entrance area.

A key feature of the entire property is its stunning views and natural light—every room is bright thanks to the beautiful openings that create a luminous and airy atmosphere throughout. Equally impressive are the elegant outdoor spaces, perfectly equipped to offer unforgettable moments of relaxation and well-being, immersed in the greenery of the garden and shaded by patios designed to enjoy the outdoors at any time of day.

Enclosed by a typical dry-stone wall is the oldest part of the estate: the ancient pajare, covering around 92 sqm. These have been



restored in accordance with traditional Salento architectural standards and include a living area with kitchenette, bathroom, and double bedroom, as well as a second bedroom with independent entrance and en-suite bathroom.

Completing the property is a stunning 60 sqm swimming pool, set in a lush English lawn that surrounds the entire estate.

The property is fully fenced, features two separate entrances, uncovered parking spaces, and part of the olive grove has been replanted or partially replaced with fruit trees.

Carpignano Salentino is located approximately 16 km from Otranto, 16 km from Torre dell'Orso, 28 km from Lecce, 80 km from Brindisi's Salento Airport, and 200 km from Bari Airport.

## Property Informations

**Address:** S.P. 147 - Martano Borgagne

**Zip Code:** 73020

**Livable surface:** 250.00

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 5

**Internal condition:** Excellent

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

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

: 100.00

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**Floor:** Ground Floor

**Total floors:** 1

**No architectural barriers:** Yes

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

**Garden:** Private

**Sea distance:** 15.000 meter

**Kitchen:** Eat-in kitchen

: Yes



















