



## Building for Sale in Lecce

### Centro storico

**€ 2.000.000**

**Ref. CBI069-1441-132999**



**1.270 sq.m | Bathrooms: 7 | Bedrooms: 10 | Rooms: 30**

#### LECCE - HISTORIC CENTRE

In the heart of the old town of Lecce, we are delighted to offer for sale an elegant historic Palace dating back to the early 1500s overlooking the Carlo V Triumphal Arch (Porta Napoli); it develops on five levels with terraces and it is finely renovated.

The Palace was modified and extended about 200 years after its construction, on the occasion of the visit of the Princes of Savoy to the baroque city.

Today it has an imposing 30-metre-high façade on Via Principi di Savoia, it is divided into five floors (basement, ground floor, first floor, mezzanine, second floor) with a total area of 1.271 square metres and has nine balconies with decorative friezes and two terraces.

The ground floor is about 222 smq and it includes a large courtyard, stairwell with frescoes and elevator; there is also a commercial property of approximately 90 square metres consisting of 5 rooms with vaulted ceilings in exposed stone and a bathroom. This commercial property can also be accessed independently from the street front.

The first floor has a surface area of approximately 380 square metres and it consists of elegant rooms adorned with precious marble, high ceilings and frescoed vaults with paintings; there is also a small terrace of approximately 20 square metres and several balconies that offer a splendid view of Porta Napoli and the old town.

On the second floor there is a penthouse of approximately 165 square metres with a terrace at the same level of approximately 225 square metres.

The property is completed by a mezzanine floor consisting of a room with bathroom of about 32 sqm and a basement of approximately



59 sqm.

The entire building, which has a load-bearing structure in "pietra leccese" (local stone) and has original internal fixtures dating back to the early 19th century, has been renovated in every detail; it is equipped with every kind of comfort, underfloor heating system, a video surveillance system, thermal break fixtures and a useful elevator.

The property is about 35 km from Brindisi Airport, 10 km from the Adriatic beaches, about 18 km from Porto Cesareo and 45 km from Gallipoli and Otranto.

## Certification

**Energy Class:** G : 492.7 kwh/□

## Property Informations

**Address:** via Principi di Savoia

**Zip Code:** 73100

**Bedrooms:** 10

**Bathrooms:** 7

**Rooms:** 30

**Internal condition:** Restored

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

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**Floor:** Multilevel

**Total floors:** 5

**Date of construction:** 1548

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

**Balconies:** Present, 20 sq.m

**Terrace:** Present, 225 sq.m

**Sea distance:** 10.000 meter

**Kitchen:** Present





