



Villa for Sale in Lecce

€ 2.800.000

Ref. CBI069-1441-133001



3.000 sq.m | Bathrooms: 10 | Bedrooms: 10 | Rooms: 40

LECCE

Located just 3 km from the centre of Lecce, the famous "Capital of Baroque Architecture", elegant villa with typical Italian architectural features now available for sale. The villa was part of the ancient "Villa Capaldo" and it is surrounded by a wonderful large garden of about 2 hectares with Mediterranean colors; it has an exclusive swimming pool and sports facilities designed with attention to details.

The areas intended for residential use consist of **two buildings**:

the first one, which represents the main part of the property, includes two residential units both spread on three levels (ground floor, first floor and and cellar)

The first unit is about 650 smq and has 19 rooms in total, whereas the second one is about 450 smq and has 12 rooms. Both share a large garage of about 300 sqm.

The second building consists of a single unit and it is spread over a single level. It is about 115 sqm (7 rooms) and it includes a guest house and dressing rooms serving the sports facilities.

The property is surrounded by a wonderful garden with green lawn, centuries-old trees, a small vegetable garden, a soccer field with synthetic grass, tennis court (Davis sizes) in elastic plastic material, beach-volleyball court with sea sand and a swimming pool 20x10 mt up to 3.5 mt deep and an adjoining barbecue area.

All sports facilities are equipped with night lighting and the garden has an automatic irrigation system divided into 96 areas.

The property is also equipped with a 20 kw photovoltaic system connected to the electricity network, a 3 kw photovoltaic system for domestic water heating, alarm and video surveillance systems and two artesian wells.

The property can be used both as a luxury residence and as an exclusive accommodation facility and it is about 3 km from the center of



Lecce, about 500 mt from the access to the ring road, 45 km from Brindisi Airport, 20 km from the Ionian Sea and 35 km from Gallipoli.

Certification

Energy Class: D : 76.8 kwh/□

Property Informations

Address: Via Arnesano Corte dei Condò

Zip Code: 73100

Bedrooms: 10

Bathrooms: 10

Rooms: 40

Internal condition: Excellent

---> **data_operazione** <---: 0000-00-00

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

: 2845.68

: 0000-00-00

Floor: On two levels

Total floors: 2

Parking space: Covered

Date of construction: 1990

Current Status: Available after the deed of sale

Terrace: Present, 600 sq.m

Garden: Private, 20.000 sq.m

Sea distance: 12.000 meter

Kitchen: Eat-in kitchen

Garage: for four cars







