



Villa for Sale in Novoli

€ 1.850.000

Ref. CBI069-579-133048



820 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 17

NOVOLI

Set in the quiet, scented Salento countryside, just a few minutes from the center of Novoli, is available for sale a **prestigious independent villa** of approximately 460 sqm with a **swimming pool**, surrounded by a beautiful **garden** of about 5,500 sqm.

The villa features beautiful vaulted ceilings, some adorned with frescoes, and dates back to the 1800s, telling a story of timeless elegance.

Expertly **renovated**, it still preserves the charm of its original architectural elements, which blend harmoniously with refined contemporary details, creating a warm, authentic, and sophisticated atmosphere.

The expansive green spaces are a distinctive feature that further enhance the value and uniqueness of the villa.

An elegant automatic gate opens onto the driveway leading to the villa, which is arranged over two main levels, in addition to a rooftop terrace level.

Inside, we are welcomed by a **refined and spacious entrance hall**, highlighted by a stunning **central marble and wrought-iron staircase** connecting the three levels.

The living area features a bright **living room with a fireplace**, connected to an elegant **dining room** and a spacious **eat-in kitchen** with a laundry area.

From this area, there is access to a large paved outdoor space offering a relaxing view of the swimming pool and garden.

The same floor also includes a large **billiard room** with an additional **relaxation area**, a **study**, and two bathrooms.



On the upper floor, an elegant vaulted room leads to the **three double bedrooms**. The master bedroom boasts an en-suite bathroom set within the historic tower and a walk-in dressing room. It also opens onto a generous 30 sqm **terrace**, providing breathtaking panoramic views of the surrounding countryside. The other two bedrooms each feature a walk-in closet, both set within the ancient towers that highlight the property's historic character. These bedrooms also open onto a 30 sqm panoramic terrace. An additional bathroom serves the entire sleeping area.

The staircase continues to the third (top) floor, where there is an additional room with access to a **terrace** of 120 sqm.

In the garden stands a beautiful **swimming pool** with a solarium area and an outdoor wooden bar. An ideal setting to enjoy summer days in complete relaxation and privacy.

The property is completed by a building of 70 sqm, half of which is used to serve the solarium area with bathrooms, changing rooms, and laundry facilities, while the remaining part is used as a garage for two cars.

The outdoor spaces are enhanced by several patios and a barbecue area, ideal for convivial moments outdoors.

This prestigious property represents a unique opportunity for those seeking a high-value private residence or wishing to invest in the luxury hospitality sector.

It is located just 2 km from the center of Novoli, 20 km from the crystal-clear sea of the Ionian coast, 10 km from Lecce, and 38 km from Brindisi Airport.

Contact us for more information or to arrange a viewing! We will be delighted to guide you through this exceptional property.

Property Informations

Address: Via Lecce	Zip Code: 73051
Livable surface: 460.00	Bedrooms: 3
Bathrooms: 3	Rooms: 17
Internal condition: Restored	---> data_operazione <---: 0000-00-00
---> esclusiva <---: 1	: 1.32
: 0000-00-00	Floor: On two levels
Total floors: 2	Date of construction: 1800
Current Status: Available after the deed of sale	Terrace: Present, 180 sq.m
Garden: Private, 5.500 sq.m	Sea distance: 20.000 meter
Kitchen: Eat-in kitchen	Garage: for two cars









