



# Villa for Sale in Monteroni di Lecce

## € 1.285.000

### Ref. CBI069-1441-133107



**850 sq.m | Bathrooms: 7 | Bedrooms: 7 | Rooms: 16**

#### MONTERONI DI LECCE - PRESTIGIOUS HISTORIC VILLA IN THE HEART OF SALENTO

In the enchanting countryside of Salento, just minutes from the center of Monteroni di Lecce, stands an extraordinary **historic villa** set within a natural landscape of rare beauty, an authentic charming retreat where history and nature blend in perfect harmony.

The property is arranged over **two levels**, offering a total surface area of approximately **650 sqm**, and is surrounded by a private park of about 2 hectares, a true monumental garden enriched with centuries-old trees, elegant fountains, and picturesque views.

Originally conceived as a countryside residence, the villa is distinguished by its impressive and theatrical architecture. The façades in local stone, adorned with refined decorative details, are enhanced by striking elements such as turrets, arches, and ornate cornices, giving the entire estate **a noble and timeless character**.

The interiors preserve remarkable features of great charm and authenticity: spacious rooms with **ceilings reaching up to 5 meters in height**, stunning **star-vaulted ceilings**, ancient stone **fireplaces**, and **majestic columns** that define the spaces, creating an elegant and evocative atmosphere. Large windows ensure exceptional natural light, enhancing the seamless connection between indoor and outdoor living.

On the **ground floor**, of approximately 450 sqm, you are welcomed by an elegant entrance hall enhanced by a grand staircase connecting the two levels of the villa.

From the entrance, you access the living room, which is directly connected to the eat-in kitchen. A corridor leads to additional rooms, comprising two further spaces, a second living room with an adjoining billiard room, and two bathrooms.

Also on the ground floor, the property features a study connected to an ancient chapel, as well as a large adjoining garage.

The **first floor**, of approximately 200 sqm and also accessible via a separate entrance, hosts four bedrooms, each with an en-suite



bathroom. In addition, there is a fifth bedroom with bathroom, located on the upper level of the tower, internally connected to the first floor via a staircase.

The villa is further enhanced by a **charming turret** of approximately 65 sqm, featuring 2 rooms and a bathroom on the ground floor, and a kitchen with a panoramic terrace on the first floor.

Additional outbuildings to be restored complete the property, offering excellent potential to expand the living space or develop new projects.

The park provides idyllic settings for relaxation or exclusive events, with ample green areas suitable for the construction of a swimming pool or additional hospitality facilities.

Thanks to its private yet strategic location, with easy access to major transport routes, this property is ideal as a **prestigious private residence**, an **exclusive event venue**, or a **luxury hospitality investment**, offering a unique experience in the heart of Salento.

The property is located just 7 km from Lecce and 55 km from Brindisi Airport.

Contact us for further details and to experience the unique atmosphere of this exceptional property.

## Property Informations

**Address:** Via San Fili

**Zip Code:** 73047

**Bedrooms:** 7

**Bathrooms:** 7

**Rooms:** 16

**Internal condition:** Good

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

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

: 2.00

: 0000-00-00

**Floor:** On two levels

**Total floors:** 2

**Parking space:** Uncovered

**Date of construction:** 1900

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

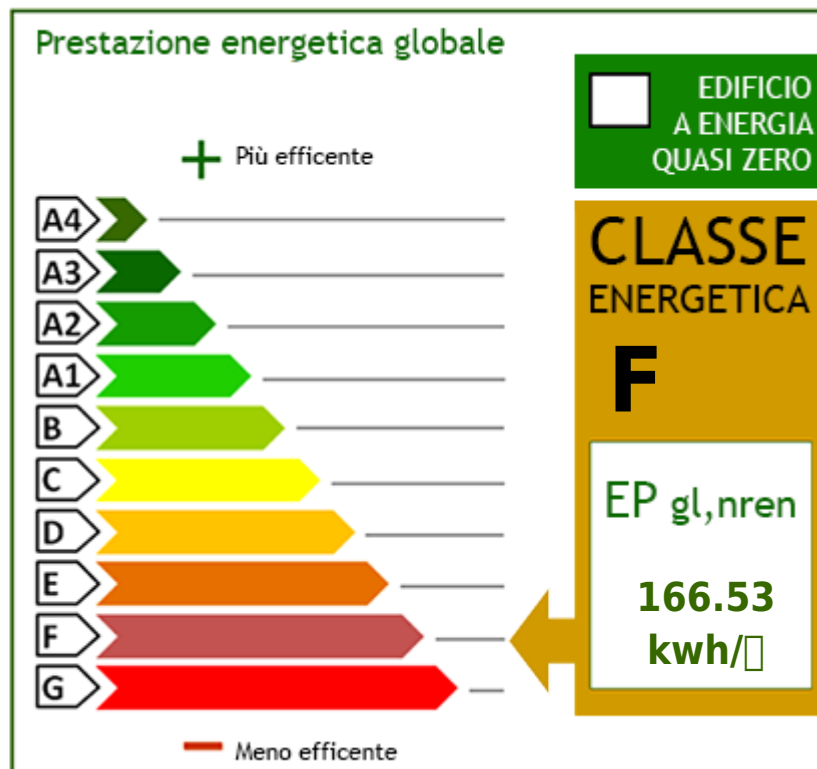
**Balconies:** Present

**Terrace:** Present

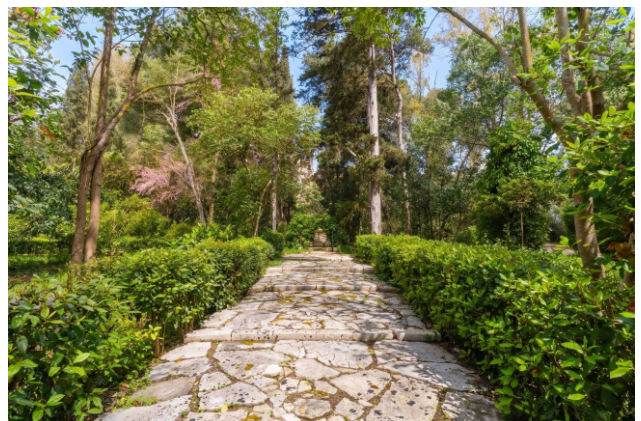
**Garden:** Private, 20.000 sq.m

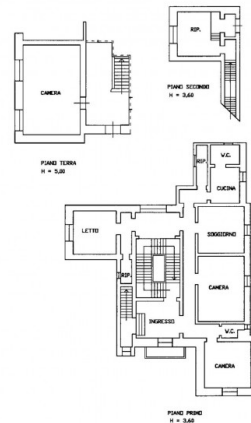
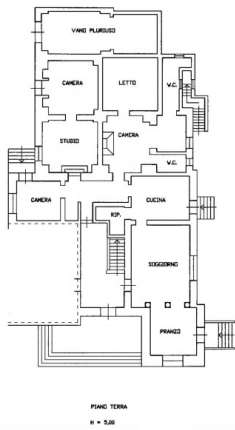
**Sea distance:** 18.000 meter

**Kitchen:** Eat-in kitchen



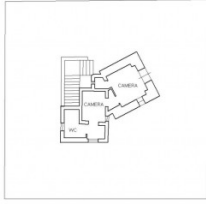




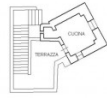


**Gruppo Bodini**

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PIANO TERRA  
H = 3,10



PIANO PRIMO  
H = 3,40