



for Sale in Lecce
€ 1.200.000
Ref. CBI069-860-133246



370 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 8

LECCE

In the heart of the elegant Valle della Cupa, an exclusive residential area just outside Lecce, lies this **splendid historic masseria** of approximately 370 sqm, a seamless blend of authentic Salento charm and the highest standards of contemporary comfort. Surrounded by a meticulously maintained **1.6-hectare olive grove** in full production, the property offers an atmosphere of rare tranquility and total privacy.

The outdoor spaces are thoughtfully designed to celebrate the Mediterranean lifestyle.

An elegant **saltwater swimming pool** is set among romantic gardens with patios and gazebos designed for outdoor relaxation. Completing the exterior is a spacious **panoramic terrace** featuring a finely furnished pergola, a sunbathing area, and an outdoor lounge, the ideal place for sunset aperitifs and entertaining.

The residence has undergone a meticulous **conservative restoration** that preserved its historic soul while completely modernizing its systems and technology.

Laid out entirely on a single level, the property opens into a large **living space** featuring classic **vaulted ceilings** and an impressive **fireplace** in the main sitting area. The **dining room** connects to a spacious **eat-in kitchen**, while comfortable hallways lead to the sleeping area, consisting of **five large bedrooms**, each with its own **en-suite bathroom**.

Large French doors overlooking the lush grounds flood every room with natural light, creating continuous visual harmony between the



interior and exterior. Soft, natural earth-tone finishes and exposed stone walls and vaults lend a touch of cultured, refined elegance.

In terms of energy efficiency and sustainability, the property features an **underfloor heating and cooling** system powered by an **8 kW photovoltaic system**. Water supply is secured by an **artesian well** equipped with a professional filtration system for domestic use and irrigation.

A high-caliber property of exceptional charm, ideal as a **prestigious private residence** or as an **investment** in luxury hospitality.

For further information, please do not hesitate to contact us! We would be delighted to guide you through a discovery of this magnificent estate.

Property Informations

Address: Via Costantino Girardengo

Zip Code: 73100

Livable surface: 310.00

Bedrooms: 5

Bathrooms: 5

Rooms: 8

Internal condition: Restored

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: 1.41

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Floor: Ground Floor

Total floors: 1

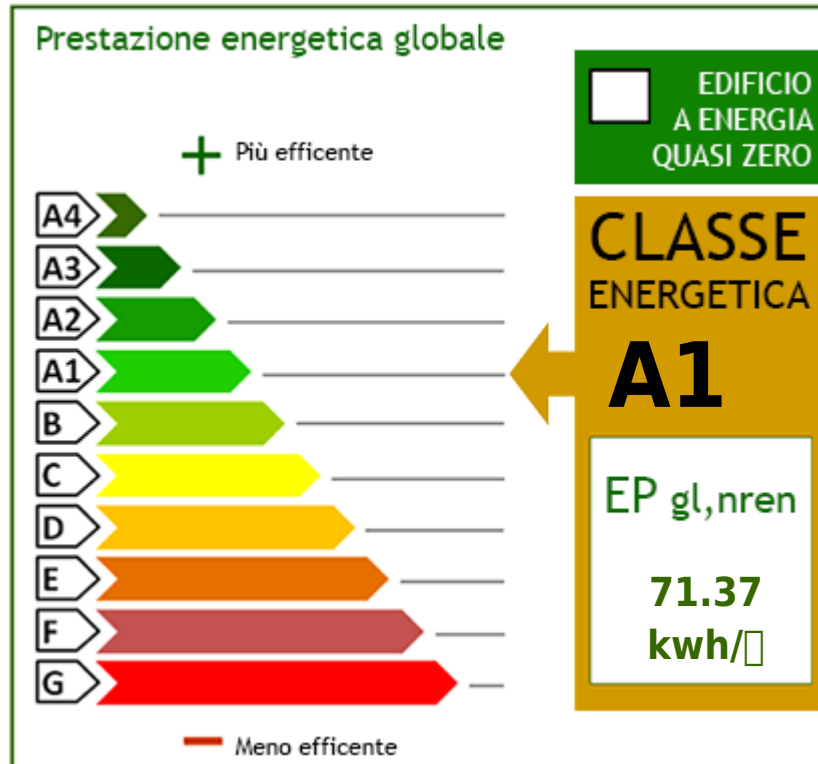
Current Status: Available after the deed of sale

Terrace: Present

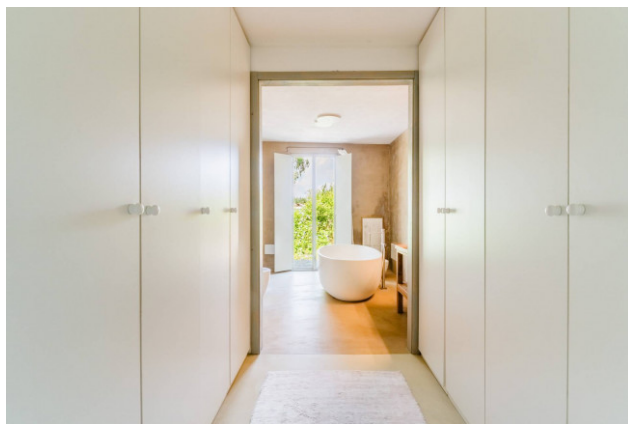
Garden: Private

Sea distance: 12.000 meter

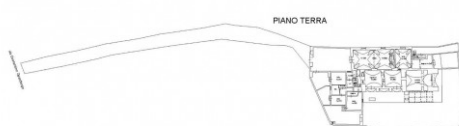
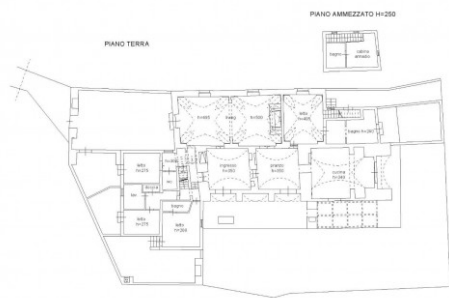
Kitchen: Eat-in kitchen











Gruppo Bodini

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