

## Villas for Sale in Nardò (LE)

**830.000 €**

**Ref: VL307P**



**Size:** 340 sqm  
**Rooms:** 11  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Energy class:** G  
**IPE:** 175

In the immediate vicinity of the historic centre of Nardò, a beautiful building from the early 1900s, completely renovated, extends to approximately 250 sqm with garden and a basement. The renovation was carried out in full respect of the historical characteristics of the building, with particular attention to every single detail, especially in the research and use of the materials used. The property boasts large spaces, characterized by the local star vaults, and is composed on the raised ground floor of a large entrance hall, a double and bright living room, hallway, bathroom and three bedrooms. Two of them have direct access to the rear garden of about 110 sqm, that offers both a vehicular and pedestrian entrance. The garden leads to a completely renovated basement with vaulted ceilings, with a large entrance/living room, kitchen, bedroom, and bathroom. Also from the garden, an external staircase leads to a laundry room, which allows access to a large terrace with a spectacular view of the historic centre of the town. A property with great potential, located in a strategic area, with ideal characteristics to be used not only as a prestigious personal residence, but also as an excellent investment to be included in tourist rentals, given the proximity to the beaches of the Ionian Sea, which is only 4 km with the famous towns of Santa Caterina and Santa Maria al Bagno, as well as the fascinating Porto Selvaggio. Gallipoli is 16 km away, Lecce 25 km and Brindisi airport 70 km away.











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