

## Villas for Sale in Ugento (LE)

**1.600.000 €**

**Ref: VL352P**



**Size:** 224 sqm

**Field:** 2,5 ha

**Rooms:** 9,5

**Bedrooms:** 3

**Bathrooms:** 3

**Swimming pool:**

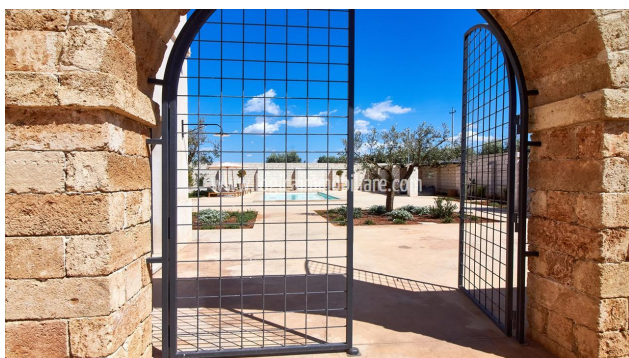
Privata

**Energy class:** A1

**IPE:** 0,80

In a panoramic position, between Torre San Giovanni and Ugento, splendid recently built villa with swimming pool, 25.000 sqm of land with olive grove and distant sea view. An electric gate gives access to the property, while a charming local stone arch leads into the house, which has a main courtyard with swimming pool, solarium area, and a space dedicated to relax, with BBQ, which invite you to enjoy the atmosphere. The villa, of approximately 224 sqm, was designed with care and attention to detail, with high quality materials and fine finishes, respecting the environment, making the property a rare design object with an elegant and refined atmosphere. A large entrance leads to the home with a bright living area, characterized by a living room with dining room, and a livable kitchen, both with suggestive barrel vaults. From the living area, a hallway connects the sleeping area, consisting of three double bedrooms, each with a private bathroom. Each room has a French window that opens onto a small porch, making the rooms even brighter and more integrated with the surrounding landscape. The internal and external plaster is made with organic natural lime, giving the rooms a warm and welcoming atmosphere. Outside, from the main courtyard, there is access to a second structure dedicated to well-being. Here, a room currently used as a Wellness Area offers a hammam, a bathroom and a massage room. From this area, there is access to a charming private garden with hydromassage, a real corner of peace and relaxation. An external staircase leads to the flat roof, where it is possible to admire the blue waters of the Ionian Sea and the surrounding Salento countryside. The land owned, of about 2.5 hectares, is almost entirely fenced by a dry stone wall and planted with around 600 Leccino olive trees in full production, irrigated by a Netafim underground system. The property is equipped with numerous high quality systems and services, including a traditional

radiator heating system, a boiler, a ducted heating/cooling system and a solar panel system with domestic water storage, ensuring maximum comfort and efficient management of resources, it also has an 80 meter deep artesian well, and the installation of a photovoltaic system is prepared. The villa is equipped with an alarm system and latest generation video cameras and an automation system for the control and management of the systems. A charming property, which combines elegance and comfort in a pristine natural environment, and invites a unique living experience. The selling price includes furnishings and lighting from the most exclusive brands on the market. Its privileged position, private but at the same time strategic, just 8 minutes away from the splendid beach of Torre San Giovanni and the charming historic center of Ugento, making it a one-of-a-kind investment opportunity. Marina di Pescoluse is about 20 km away, Gallipoli 30 km, Santa Maria di Leuca 35 km, Lecce 50 km, Brindisi airport 110 km.













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