

**Villas for Sale in Lizzanello (LE)**

**510.000 €**

**Ref: VL316P**



**Size:** 350 sqm

**Rooms:** 14

**Bedrooms:** 6

**Bathrooms:** 5

**Swimming pool:**

Privata

**Energy class:** D

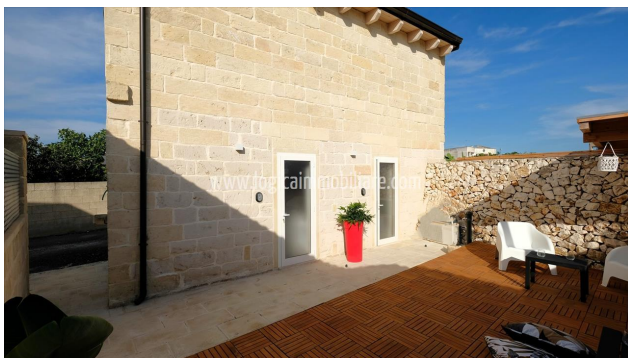
**IPE:** 263,08

Just 6 km from Lecce and about 15 km from the beaches of the Adriatic Sea, in the municipality of Lizzanello, a splendid property consisting of an old, renovated farmhouse with outbuilding, for a total surface of about 350 sqm, swimming pool and 2700 sqm of garden. A recent and refined intervention of recovery, enriched with quality materials and a contemporary design, has transformed the old farmhouse into a charming residence. The main building, extending to approximately 250 sqm on one floor, is characterized by a bright open space with open kitchen and floor to ceiling window overlooking the pool, as well as a beautiful fireplace and service bathroom. A hallway leads to the sleeping area, that is characterized by the local vaulted ceilings in Lecce stone, and it boasts four bedrooms and two bathrooms. Outside is a fine teak, a BBQ area and, in the rear part, an external veranda with kitchen, both useful for enjoying pleasant convivial moments. Adjoining the farmhouse is an outbuilding of about 82 sqm, that was once the old stable, with an independent entrance and currently divided into two symmetrical mini apartments. They house a living room, kitchenette, bathroom, and mezzanine bedroom, as well as a beautiful patio/ teak solarium, equipped to enjoy various moments of relaxation. The property includes a garden that is completely fenced by dry stone walls, where inside there is an infinity pool. The property, nearing completion, is being sold as it stands, with the configuration of all systems, from LPG heating with radiators and convectors, to air conditioning in all rooms, alarm with cameras, and a well for the system water supply. An interesting property, full of charm, ideal as an investment to be included in the international tourist rents, also excellent as a private home. Lizzanello is a small village in Salento, just a few minutes' drive from Lecce. The beaches of the Adriatic Sea are about 15 km away, Otranto 33 km, the waters of the Ionian Sea of Porto

Cesareo 35 km, the extreme tip of Santa Maria di Leuca 65 km, Brindisi airport about 60 km.











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