

## Villas for Sale in Lecce (LE)

**590.000 €**

**Ref: VL253P**



**Size:** 260 sqm

**Rooms:** 7,5

**Bedrooms:** 3

**Bathrooms:** 3

**Swimming pool:**

Privata

**Energy class:** F

**IPE:** 160

Just 5 minutes from Lecce, in an exclusive and quiet residential context, semidetached villa with garden and hydromassage pool. The villa of about 260 sqm, on two levels, is composed by two apartments: the first one, on the ground floor, is composed by a spacious and bright living area, equipped kitchen, with direct access to a covered veranda, which offers a splendid view of the surrounding garden and the pool, bathroom and 2 double bedrooms, one of them with ensuite bathroom. The second apartment is on the lower floor, reachable both internally and externally through a garden in the basement that provides brightness to the rooms. Here, we find a spacious living room, kitchenette, a double bedroom, a bathroom with walk-in shower, and laundry room. The propriety is enriched by an awesome and well-kept garden, with a pool of about 24 sqm, 2 porches, one of them equipped with barbecue and gas cooker, ideal to fully enjoy pleasant moments of conviviality, and several solarium areas; in addition, it includes also a spacious garage in the basement. The villa is equipped with every comfort, from urban methane services, aqueduct, Imhoff pit, solar panels, air conditioning system and photovoltaic system, and has a modern and linear style with typical elements of the area, such as stone pillars and the enclosure composed by the characteristic dry-stone wall of the Salento countryside, including the villa in the context of the territory. The villa is ideal to accommodate a family but also to continue the tourist activity in which it is already included, due to the proximity to the centre of the baroque city of Lecce, but at the same time close to the route that connects the marina of San Foca and the coast of the Adriatic Sea, Brindisi airport is about 55 km away.













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