



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in San Donato di Lecce (LE) Via De Giorgi 3

Apulia, elegant Masseria with 7 hectares of land

In San Donato di Lecce a splendid property with a spectacular view 12 km from Lecce on the Salento greenhouses (in a hilly area) from where it is possible to see to the east the mountains of Albania and to the west the massif of Mount Pollino (Calabria) with a strategic position equidistant between the Adriatic Sea and the Ionian Sea 30 minutes between one sea and the other.

The structure, currently used as a farmhouse is characterized by brick walls partially exposed and overlooking the garden has 10 double bedrooms for a total of 20 beds all with private bathroom and air conditioning, there are also a kitchen and dining room for a capacity of 50 people of about 100 square meters, large outdoor spaces, swimming pool of about 6m x 12m, parking spaces.

The farm is functional and equipped with all licenses.

If not interested in running as a farmhouse it is possible to transform it into a private structure. The land attached to the house is about 7 hectares.

The property is located in San Donato di Lecce, a city of art, and is well served by roads, highways and railways of the South East.

It is 23 km from the Le Cesine nature reserve, 22 minutes' drive from Maglie and 27 km from Torre Sant'Andrea.

Salento is located in the southern part of Apulia and its easternmost point is Capo d'Otranto, where the waters of the Ionian Sea and the Adriatic Sea meet; this is an enchanting land that will surely surprise you with its wonderful landscapes, its white beaches characterised by the so-called "dunes" and the numerous breathtaking cliffs, full of caves, overlooking a crystal clear sea.

INFORMATION

Ref.	Puglia 020
Type	Sale
Category	Villa
Price	1,100,000.00
Annual Expense	
Year	
Energetic Class	G 198.21

NUMBER

Rooms	12
Bedrooms	10
Bathrooms	10
Balconies + Terraces	2
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	7839
Garden	72000
Cellar	
Balconies + Terraces	130
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4



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Garden	Private	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Oscurante Pvc	Floors Living Room	Tile	Floors Bedrooms	Tile
Floors Kitchen	Tile	Floors Bathroom	Tile	Access for disabled	No

ACCESSORIES

Air conditioning	Barrier-free bathroom	Fireplace	Chimney flue	Double glazing
Separate entrance	Laundry room	Swimming pool	Data network	Storage room
Electric shutters	Outdoor tables	Veranda	Flyscreens	

IMAGES





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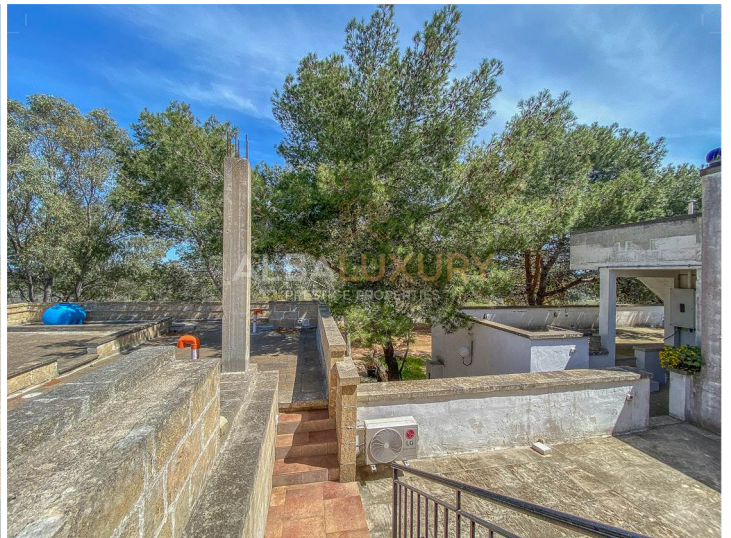


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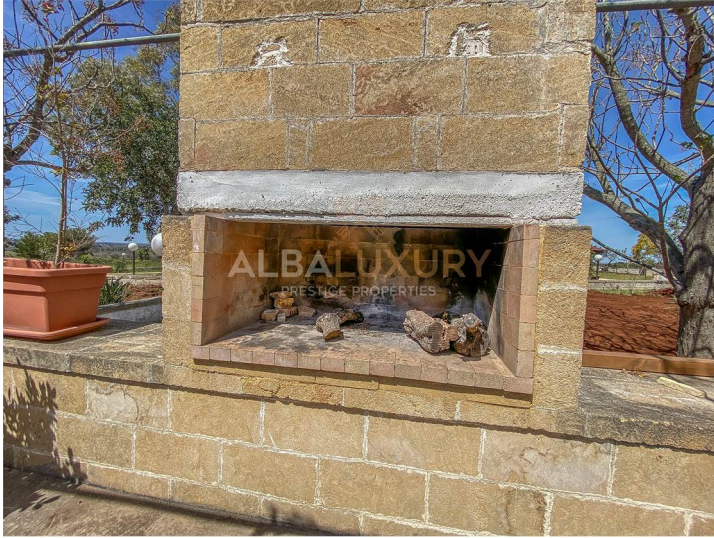


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For confidentiality reasons, plans are only released on request

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