



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



ALBALUXURY
PRESTIGE PROPERTIES

Villa Sale in Lecce (LE) Via Claudio Pezzuto 2

Charming farmhouse in Salento

This beautiful Masseria is located in an idyllic setting surrounded by two hectares of land.

Located in an area subject to strict building restrictions to further protect the local landscape, this property offers a great combination of unspoilt nature and total relaxation.

The property consists of 6 independently accessible, spacious and elegantly furnished ensuite bedrooms, which can comfortably accommodate up to 12 people.

The spacious living area has a beautiful veranda on both sides, a fully equipped kitchen and a further bathroom.

The house enjoys ample green spaces thanks to the large plot of land on which it is built. The garden adjacent to the house is equipped with sofas, tables and hammocks for complete relaxation, the property is completed by a swimming pool that guarantees complete privacy.

The green spaces here present a background and a primary frame to the entire property. From the pool you can enjoy a breathtaking sunset.

The property is completely sustainable and completely self-sufficient in terms of energy needs, in fact it is equipped with its own photovoltaic, thermal and rainwater recovery system. The garden features only native plants.

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 many breathtaking cliffs, full of caves, overlooking a crystal clear sea.

Translated with www.DeepL.com/Translator (free version)

INFORMATION

| | |
|-----------------|----------------------------|
| Ref. | Puglia 023 |
| Type | Sale |
| Category | Villa |
| Price | 1,250,000.00 |
| Annual Expense | |
| Year | |
| Energetic Class | G 175 kWh/m ² a |

NUMBER

| | |
|----------------------|--------------|
| Rooms | 11 |
| Bedrooms | 6 |
| Bathrooms | 6 |
| Balconies + Terraces | |
| Floor | Ground floor |
| Car Space | |
| Box | |

SQUARE METERS

| | |
|----------------------|-------|
| Commercial | 500 |
| Garden | 24000 |
| Cellar | |
| Balconies + Terraces | |
| Attic | |
| Tavern | |
| Box | |

FEATURES

Property Conditions **Perfect Conditions** Rank **Elegant** Position **See**



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| | | | | | |
|------------------------|------------------|--------------------|-----------------------|---------------------|-------------|
| View | Open View | Orientation | North West South East | Free Sides | 4 |
| Garden | Private | Furniture | Possibility | Type living | Living room |
| Kitchen | Eat-In Kitchen | 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 Legno | Floors Living Room | Marble | Floors Bedrooms | Marble |
| Floors Kitchen | Marble | Floors Bathroom | Marble | Access for disabled | No |

ACCESSORIES

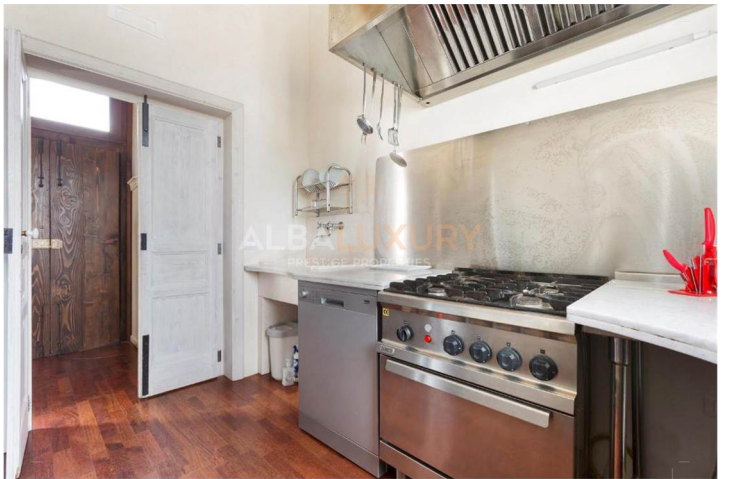
| | | | | |
|------------------|----------------|---------------------|-------------------|------------------|
| Air conditioning | Double glazing | Photovoltaic system | Separate entrance | Condominium park |
| Swimming pool | Data network | Veranda | Flyscreens | |

IMAGES





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