



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 Sannicola (LE) Strada Provinciale 194

Prestigious masseria on the outskirts of Gallipoli

Immersed in the natural tranquillity of the Salento countryside, 4 km from Gallipoli, we offer this 17th century farmhouse with 30 Mediterranean-style rooms, restaurant, outdoor swimming pool, wellness centre and a 9-hectare park. Relaxation and nature are at home here, but it only takes 10 minutes to reach the beaches of Gallipoli and just over half an hour to stroll around the historic centre of Lecce, the seafront of Santa Maria di Leuca and the heart of Otranto. The pine forest and centuries-old olive trees embrace the ancient body of the masseria, with its fortified tower, walls, internal courtyard and outbuildings that guard the rural history of Salento. The stone walls, lime plasters, barrel vaults, limestone flooring and dry-stone walls lend an innate elegance and natural charm. The entire masseria is completely enclosed and enriched by a large 9-hectare park, characterised by typical Mediterranean vegetation, olive groves, a large pine forest and undergrowth with myrtle, lentisk, viburnum, wild olive, holm oak, laurel, strawberry tree and carob trees. Inside the courtyard, which also houses the large swimming pool, is a carefully preserved rock garden rich in wild species. Prominent among them are the thyme shrubs, which give off a very pleasant scent when in bloom.

INFORMATION		NUMBER		SQUARE METERS	
Ref.	Puglia 026	Rooms	40	Commercial	11850
Type	Sale	Bedrooms	32	Garden	90000
Category	Villa	Bathrooms	40	Cellar	
Price	Reserved	Balconies + Terraces	1	Balconies + Terraces	
Annual Expense		Floor		Attic	
Year	1600	Car Space		Tavern	
Energetic Class	B	Box		Box	

FEATURES

Property Conditions	Perfect Conditions	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Boiler	Energy source	Gas
Cooling	Split				



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ACCESSORIES

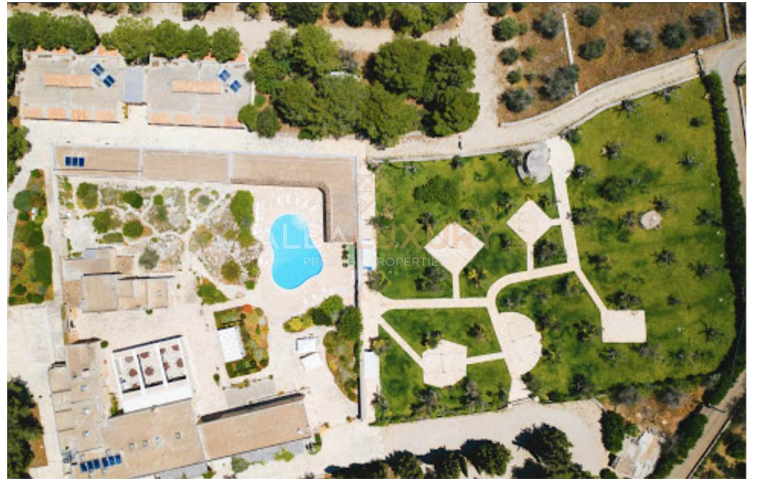
Antitheft	Air conditioning	Wall Closet	Barrier-free bathroom	Fireplace
Safe	Electric gate	Double glazing	Double entrance	Photovoltaic system
Separate entrance	Solar panels	Swimming pool	Storage room	Outdoor tables
Jacuzzi tub	Veranda	Video surveillance	Flyscreens	

IMAGES





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For confidentiality reasons, plans are
only released on request

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