



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini
□ LECCE - Via 95 Reggimento Fanteria, 11
□ MAGLIE - Via Trento e Trieste, 22
□ GALLIPOLI - Corso Roma, 7
- 73100 Lecce (LE)
(+39) 0832 099369

Building for sale in Casarano

€ 400.000

Ref. CBI069-553-132210



500 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 11

CASARANO - LECCE - SALENTO

In the historic center of Casarano, more precisely in Piazza San Pietro, we are delighted to offer for sale the **a part of the ancient "Palazzo Valente"**, with its elegant architectural lines and its valuable decorations, dating back to the 1700s, with a large and elegant internal garden better known as "Giardino Curulli".

The first body of Palazzo Valente dates back to the 16th century; this origin is proved by the ancient quotation "Invidia Invidenti Nocet (1572)", that is to say "envy harms those who envy",

which is written on the façade next to the central door. It subsequently underwent some modifications during the eighteenth century, when the private church of the Valente family dedicated to St. Peter was built next to it.

The entire façade has undergone a recent renovation.

Originally born as a farmhouse, the building is among the most elegant ones in the historic center and it is characterized by decorative motifs carved into the carparo stone.

In fact, the Palace immediately catches the visitor's attention for the refined lacework of the big entrance door and the windows, that offer various ornamental motifs.

The object of the sale is the entire ground floor of approximately 370 sqm with the underlying cellar of 90 sqm and 720 sqm of garden.

The property welcomes us in an elegant courtyard which leads to a covered area of about 300 sqm, including the residential part and the office area, both with independent access.

Inside the property there are various rooms with star and barrel vaults, original floors and views of the beautiful green garden behind.

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The large and elegant garden of about 720 sqm is for sure one of the most interesting features, especially from a historic point of view; it is infact fenced by a characteristic sequence of arches and adorned by ancient columns and trees of various kinds.

The property is completed by a large storage of about 70 sqm that can be reached from the entrance door located in the square, a cellar of about 90 sqm and a driveway entrance that leads to a garage of about 30 sqm.

Casarano is just 15 km from the beautiful beaches and crystalline sea of the Ionian, 45 km from Lecce, 40 km from Otranto on the Adriatic coast, 85 km from Brindisi Airport and 200 km from Bari International Airport.

Certification

Energy Class: G

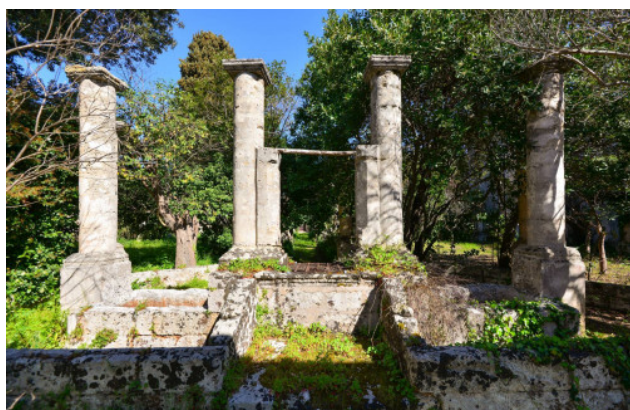
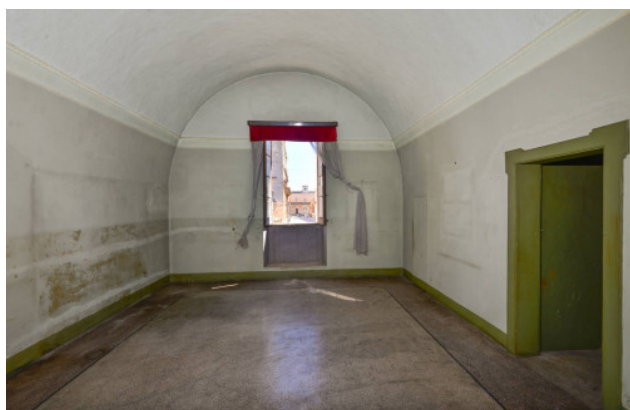
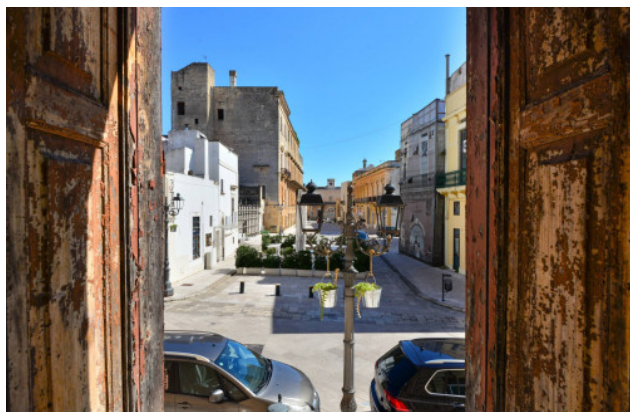
EPgInr: 144.40 kwh/□

Features

Property ID: CBI069-553-132210	Contract: Sale
Categoria: Building	Address: Piazza San Pietro
Zip Code: 73042	Municipality: Casarano
Total sqm: 500 sq.m.	Livable surface: 370.00
Bedrooms: 3	Bathrooms: 2
Rooms: 11	Internal condition: To be renovated
Floor: Ground Floor	Total floors: 1
Date of construction: 1700	Current Status: Available after the deed of sale
Garden: Private, 720 sq.m.	Sea distance: 15.000 meter
Kitchen: Regular Kitchen	Garage: for one car, 30 sq.m.
Cellar : 90 □	Fireplace
Wooden fixtures	Shutters
Airport distance	Shops distance or nearest city

Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



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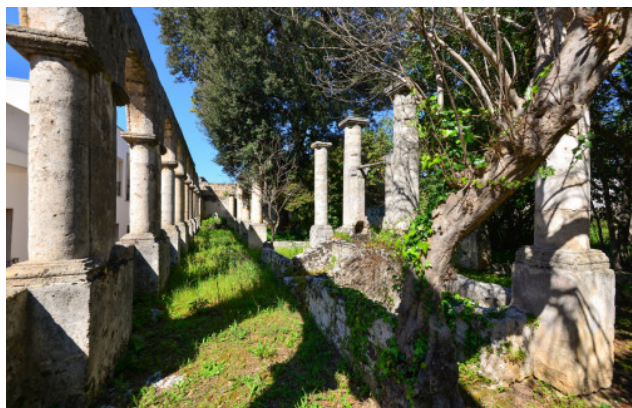
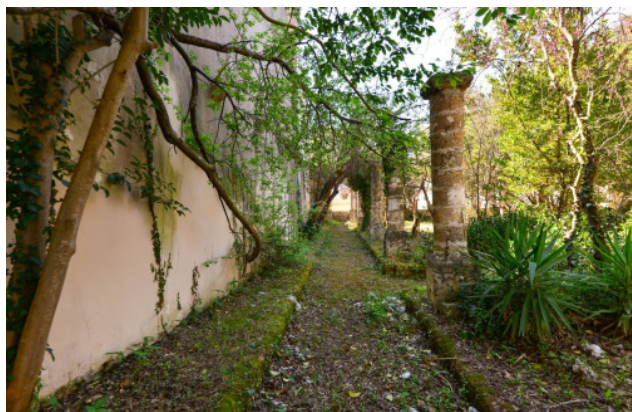
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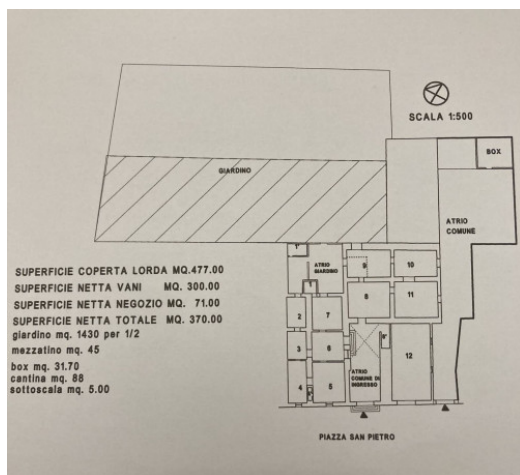
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