



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 Aradeo

€ 600.000

Ref. CBI069-553-132371



660 sq.m. | Bathrooms: 5 | Bedrooms: 6 | Rooms: 20

ARADEO - LECCE - SALENTO

Elegant Historic Building dating back to 1894 with Garden in Aradeo: A Unique Opportunity in the Heart of the Historic Center.

We are pleased to present you an extraordinary real estate opportunity in the evocative town of Aradeo, a few steps from the renowned Piazzetta Indipendenza.

This prestigious historic building dates back to 1894 and it is set over three enchanting levels: ground floor, first and second floor, for a large total surface area of approximately 660 sqm, with a fascinating rear garden and a large private roof terrace.

The palace, one of the architectural jewels of the historic center of Aradeo, has a timeless charm. **The ancient façade**, adorned with refined decorative motifs and elegant arches carved into the Carparo stone, is a tribute to the art and elegance of the past.

The main apartment is located on the **first floor**, the so called "noble floor", with a surface area of approximately 300 sqm. This residence stands out for its innate elegance, thanks to the carefully preserved prestigious elements such as the antique floors, the elegant colors of the walls, the delicate wallpapers, including a silk panel, and the impressive high ceilings. The latter guide the gaze towards the fascinating frescoed star vaults, which illuminate and decorate the entire residence.

The residence boasts three large living rooms, a study room, a dining room, a spacious eat-in kitchen, three bedrooms and two bathrooms. Everything is crowned by a large terrace of around 30 sqm, which is the ideal place for spending relaxing moments in company.

Thanks to the double entrances and the current layout of the spaces, the apartment can easily be divided into two almost mirror-image units. Each of them is already equipped with an independent entrance, living area and sleeping area, with functioning systems.

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On the ground floor, a charming **courtyard**, also vaulted and accessible by vehicles, leads to the magnificent **internal garden** of approximately 1300 sqm which is embellished with a charming central path that leads to a fountain and an ancient well, as well as trees and plants of various species, with the possibility of building further inside the garden.

Also on the ground floor, we find a **two-room apartment** with bathroom of approximately 50 sqm, **two craft rooms** facing the street of 45 sqm each, and a vaulted **storage** with exposed stone of approximately 120 sqm.

On the second floor there is an **attic** with three rooms, covering approximately 60 sqm, and a **large roof terrace** at the same level that extends over different levels.

The property lends itself well to being used both as a prestigious private residence and as a luxury accommodation facility. In fact, in addition to the many rooms, it is possible to use the large rear garden as a space for buffets, breakfasts and events. The roof can be turned into a panoramic terrace, while the rooms on the ground floor offer flexibility in use.

The building has two staircases (a noble staircase and a secondary one). Furthermore, under the warehouse there is a huge **rainwater collection tank**, which is also accessible from the garden and the kitchen from where the water was drawn in the past.

Aradeo enjoys a strategic position, being located only 13 km from the enchanting beaches of the Ionian Sea and the city of Gallipoli, 15 km from Otranto on the Adriatic Sea, 30 km from Lecce and 70 km from Brindisi Airport.

Don't miss the opportunity to become the custodians of an authentic historical jewel in one of the most evocative places in Salento.

Certification

Energy Class: E

EPglnr: 129.97 kwh/□

Features

Property ID: CBI069-553-132371	Contract: Sale
Categoria: Building	Address: Viale della Repubblica
Zip Code: 73040	Municipality: Aradeo
Total sqm: 660 sq.m.	Bedrooms: 6
Bathrooms: 5	Rooms: 20
Internal condition: Good	Floor: Buildings
Total floors: 2	Independent heating: Heating
Parking space: Carport	Date of construction: 1894
Current Status: Available after the deed of sale	Balconies: Present, 10 sq.m.
Terrace: Present, 30 sq.m.	Garden: Private, 1.300 sq.m.
Sea distance: 13.000 meter	Kitchen: Regular Kitchen
Terrace : 30 □	Antenna : Independent
Storage	High-speed internet connection
Fastweb connection	Fireplace
Parquet	Electric system : Compliant with the building regulations of the time
Shower	Wooden fixtures
Alluminium fixtures	Garret : 60 □
Land : 1300 □	Airport distance
Shops distance or nearest city	

Nearby

Gyms	Beauty centres
Soccer fields	Sport centres

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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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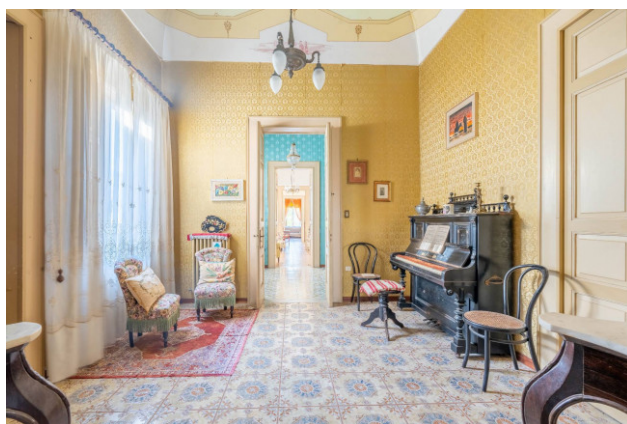
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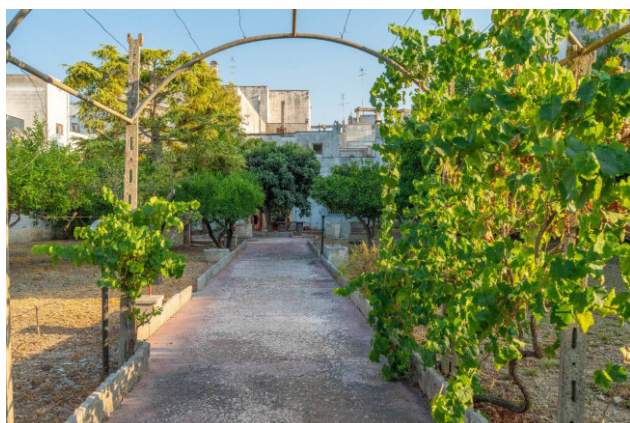
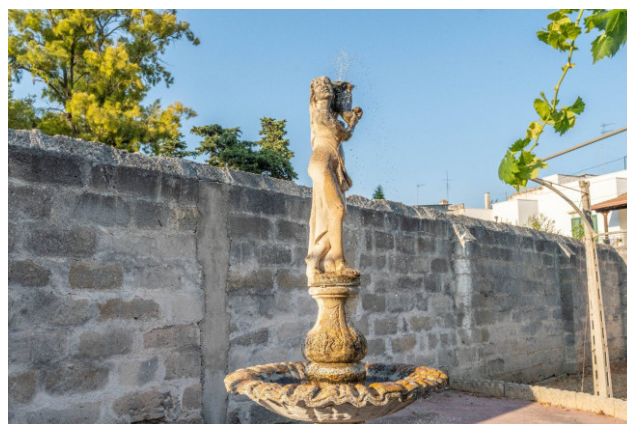
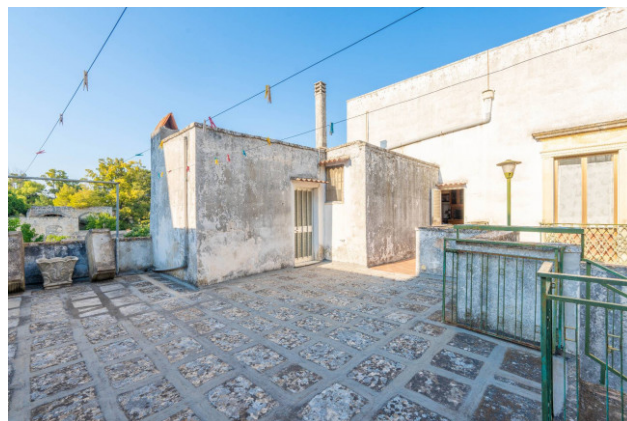
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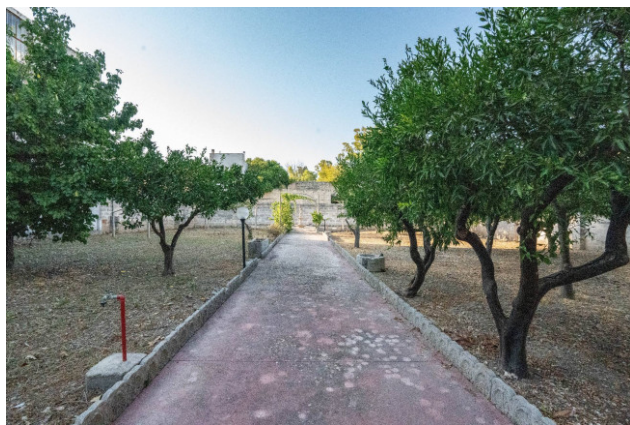
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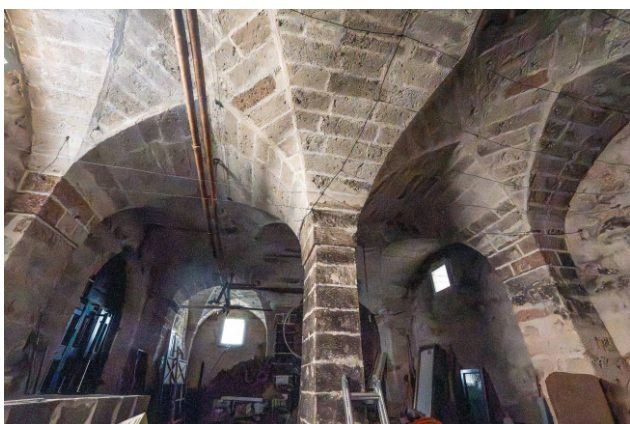
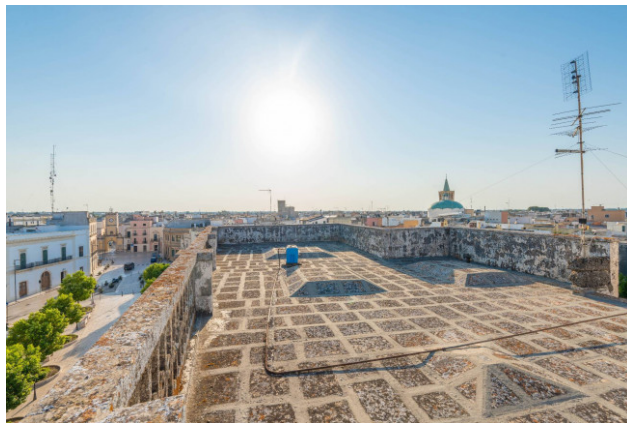
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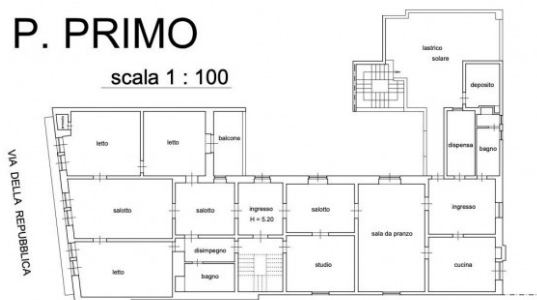
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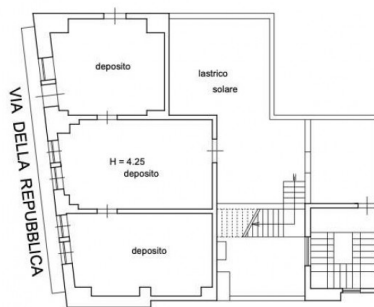
P. PRIMO

scala 1 : 100



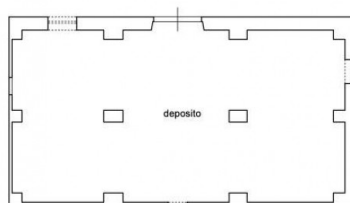
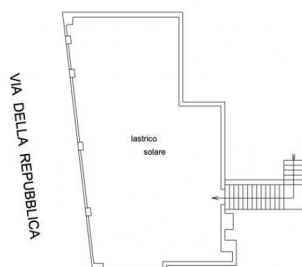
P. SECONDO

scala 1 : 100



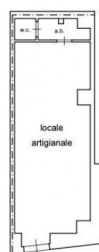
P. TERZO LASTRICO SOLARE

scala 1 : 100



P. TERRA

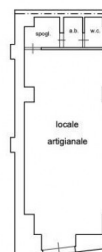
scala 1 : 100



VIA DELLA REPUBBLICA

P. TERRA

scala 1 : 100



VIA DELLA REPUBBLICA

P. TERRA

scala 1 : 100

P. TERRA

scala 1 : 200

