



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

## Villa for sale in Cutrofiano

€ 550.000

Ref. CBI069-860-132374



**700 sq.m. | Bathrooms: 5 | Bedrooms: 10 | Rooms: 16**

CUTROFIANO - LECCE - SALENTO

"Residenza Dolce", period villa dating back to 1600s in the heart of Grecia Salentina

This prestigious historic villa has preserved the characteristic architectural elements of the 17th century and the elegant frescoes that decorate the vaults of the main floor.

It has a covered area of approx. 700 sqm distributed over two levels and it is immersed in a lush park of approx. 15 hectares in total, of which three hectares are planted with centuries-old woods and other large ornamental plants that seem to envelop the building as if to protect its privacy.

The imposing gate, overlooking the provincial road from Collepasso to Noha, opens onto a winding path up to the house which is arranged on two levels above ground and has, not far away, a small outbuilding of about 20 sqm.

Access to the main body is possible from each side of the house, thanks to the various entrances located around its entire perimeter.

On the ground floor we are welcomed by nine rooms with star and barrel vaults, separated by a large central corridor and a room with flat vaults corresponding to the surface of the terrace at the level above.

Two internal stairs located in different areas of the building lead to the first floor which consists of six rooms with frescoed star vaults and two large terraces at the same level arranged on the two opposite sides of the building.

From the terrace, on the east side, it is possible to access the roof terrace.

The entire property is in good general condition but requires a careful conservative restoration to return to its ancient light.

In consideration of its characteristics, the property is suitable to apply for the funds granted by Regione Puglia through the new finance instrument called Mini Pia (former Titolo II) which provides for a non-repayable contribution both for the purchase and for the

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- Lecce (LE) - (+39) 0832 099369

lecce@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



renovation of historic buildings.

Cutrofiano is 20 km from the beautiful beaches of Gallipoli, 15 km from Santa Maria al Bagno, 25 km from Otranto, 30 km from Lecce and 80 km from Brindisi Airport.

## Certification

**Energy Class:** Not applicable

## Features

Property ID: CBI069-860-132374	Contract: Sale
Categoria: Villa	Address: Contrada Petri
Zip Code: 73020	Municipality: Cutrofiano
Total sqm: 700 sq.m.	Bedrooms: 10
Bathrooms: 5	Rooms: 16
Internal condition: To be renovated	Floor: On two-levels
Total floors: 2	Parking space: Uncovered Parking
Date of construction: 1600	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present
Sea distance: 20.000 meter	Kitchen: Regular Kitchen
Wooden fixtures	Land : 150000 □
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	

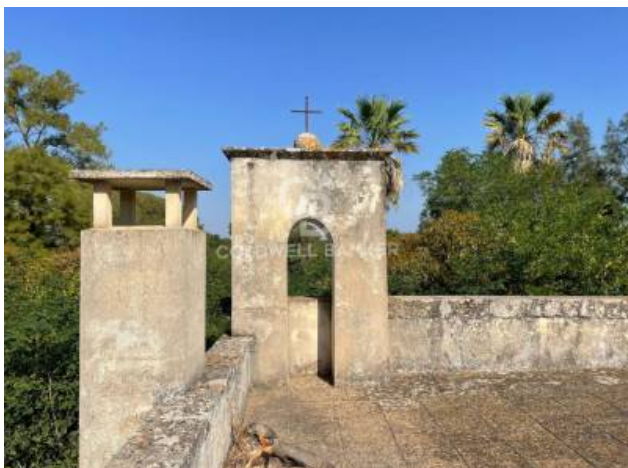




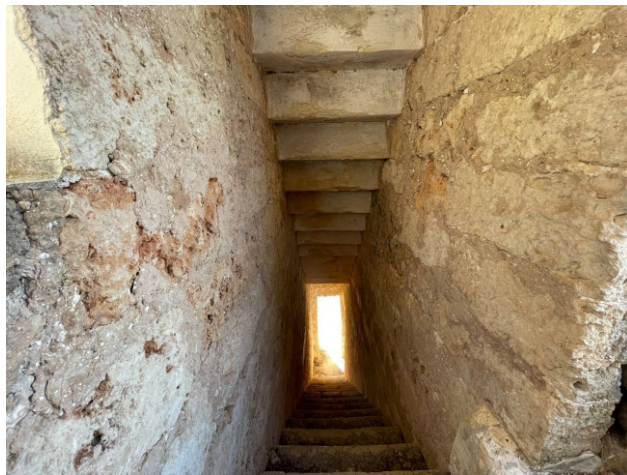
**Roberto Bodini**

[LECCE] - Via SS Reggimento Fanteria, 11  
 [MAGLIE] - Via Trento e Trieste, 22  
 [GALLIPOLI] - Corso Roma, 7  
 - Lecce (LE) - (+39) 0832 099369  
 lecce@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962

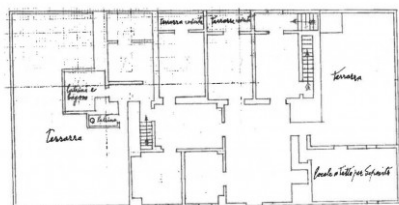




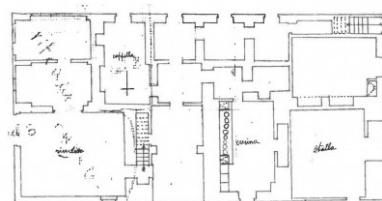




Piano piano



Piano terreno



#### Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11  
 □ MAGLIE - Via Trento e Trieste, 22  
 □ GALLIPOLI - Corso Roma, 7  
 - Lecce (LE) - (+39) 0832 099369  
 lecce@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962