



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 Lecce

Centro storico

€ 2.950.000

Ref. CBI069-860-132394



2.250 sq.m. | Bathrooms: 6 | Bedrooms: 8 | Rooms: 16

LECCE

In the heart of the historic centre, a few steps from Piazza Duomo, we offer for sale an elegant historic building with local architectural features which are typical of the early 1900s.

The building has a surface area of over 2000 sqm in total (of which 1650 sqm are covered, 360-sqm of roof terrace, 150 sqm of garden, 60 sqm of balconies and terraces) arranged over three levels above ground and cellars in the basement, as well as a small commercial space facing the street.

The building overlooks Piazzetta Panzera which takes its name from the former member of Parliament and Mayor of Lecce and it also was his residence; in fact, on the facade there is a commemorating plaque.

A large entrance hall, partly uncovered, introduces the elegant stairwell which leads to the two apartments on the first floor; both consist of large halls with star vaults up to eight meters high, kitchens, three bedrooms, three bathrooms, various hallways, pantries and laundry rooms; both also have large terraces and balconies overlooking both Via Palmieri, right in the heart of the historic centre of Lecce, and the internal garden of exclusive property, which is reachable both from the terrace and from the cellar that connects it to the main entrance hall.

The apartment on the mezzanine floor consists of an entrance hall, four large rooms, kitchen, bathroom and closets, also characterized by high star vaults and mainly overlooking the garden.

On the second floor, which is reachable from the apartments on the first floor by internal stairs, there are two large attic rooms

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located on the roof terrace, one of which still has the original ceiling from the time of construction in wood and bamboo slats covered with ancient tiles.

The property is in excellent structural condition, thanks to the continuous maintenance work carried out over the years and it lends itself well to being used both as a prestigious private residence, a representative office for companies and institutions, and as a high-level tourist accommodation facility.

Viewing is highly recommended.

Lecce is 12 km from the nearest beaches of Salento on the Adriatic coast, 40 km from Otranto, 28 km from Gallipoli on the Ionian side and 45 km from Brindisi Airport.

Certification

Energy Class: F

EPgInr: 139.08 kwh/□

Features

Property ID: CBI069-860-132394	Contract: Sale
Categoria: Building	Address: Via Giuseppe Palmieri
Zip Code: 73100	Municipality: Lecce
Zona: Centro storico	Total sqm: 2.250 sq.m.
Livable surface: 1650.00	Bedrooms: 8
Bathrooms: 6	Rooms: 16
Internal condition: Good	Floor: Multi-Storey
Total floors: 3	Independent heating: Heating
Date of construction: 1800	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present, 40 sq.m.
Garden: Private, 150 sq.m.	Sea distance: 12.000 meter
Kitchen: Regular Kitchen	Terrace : 40 □
Antenna : Independent	Storage
High-speed internet connection	Cellar : 50 □
Fastweb connection	Fireplace
Parquet	Electric system : Compliant with the building regulations of the time
Shower	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

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High school

Bar

Post offices

Shopping centres

Municipal office

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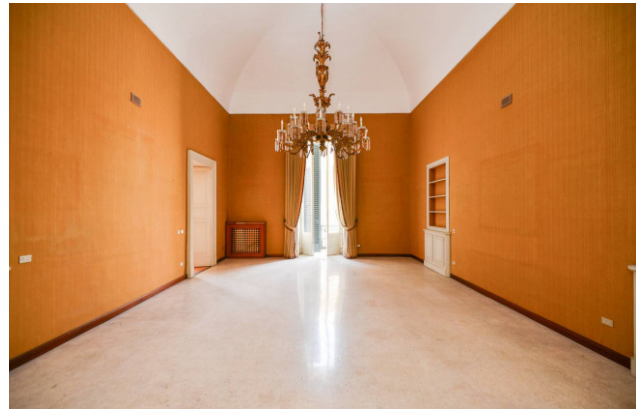
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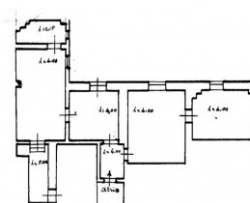
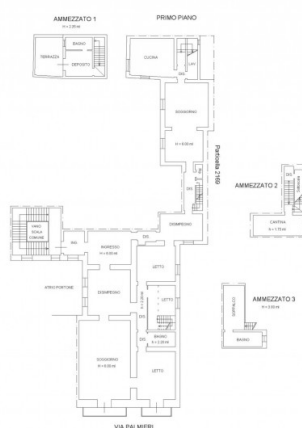
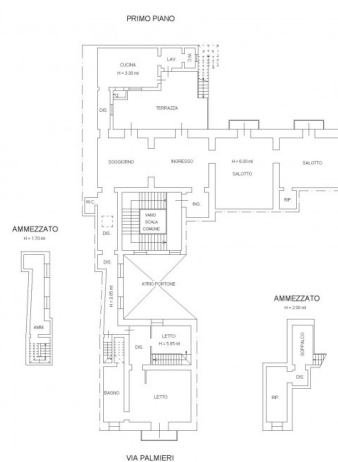
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