



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

Independent house for sale in Melendugno

Borgagne

€ 240.000

Ref. CBI069-1827-132448



230 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 8

BORGAGNE (MELENDUGNO) - LECCE - SALENTO

Borgagne is a small hamlet of Melendugno, which is part of the association "Authentic Villages of Italy", rich in history and inhabited in the past by Basilian monks.

In front of the Petraroli Castle, built in 1497 to defend the town, we are delighted to offer for sale a prestigious building of approx. 200 sqm dating back to 1800, completely renovated and arranged on two levels.

The property is characterized by fine finishes and architectural elements typical of Salento buildings. In fact, the renovation project combined a modern style with the respect for the original architectural peculiarities of the ancient residence.

On the ground floor, of about 110 sqm, we are welcomed into an elegant open living room, followed by a hallway that leads to a large-size double bedroom, a dining room with open kitchen and one bathroom. The kitchen has access to a private garden of 80 sqm embellished with lush citrus trees.

From the ground floor, a modern staircase in wood and aluminum that blends well with the context leads to the first floor of 95 sqm, where there are two double bedrooms, a additional dining room with open kitchen and two bathrooms. One of the two bedrooms has access to a lovely terrace of approx. 30 sqm.

The star vaults with the exposed Lecce stone, the floors decorated with typical cement tiles and the large outdoor spaces are certainly the added value of this prestigious property, located in a strategic position with respect to the sea and the main places of historical and cultural interest of Salento. In fact, the property is currently used as a B&B, but it certainly lends itself well to being used as a

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

VAT 04954530962



private residence.

The property is just 5 km from the Torre S. Andrea marina, 6 km from Torre dell'Orso, 15 km from Otranto, 23 km from Lecce and 55 km from Gallipoli. It is also 80 km from Brindisi Airport.

Certification

Energy Class: B

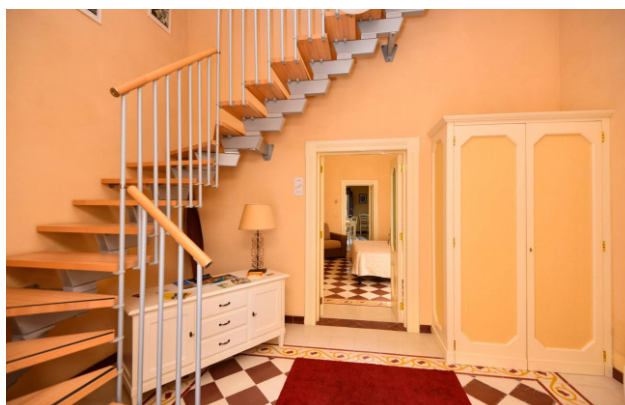
EPgInr: 47.10 kwh/□

Features

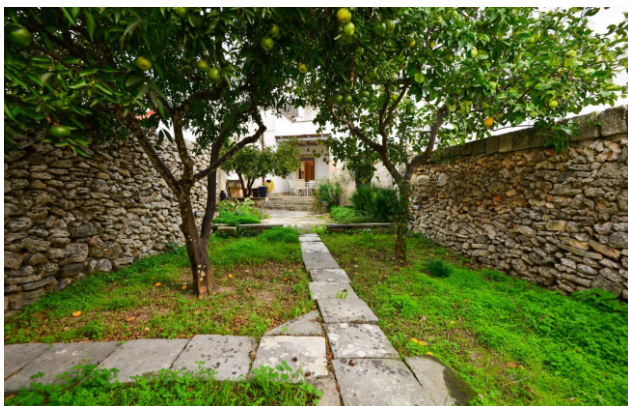
Property ID: CBI069-1827-132448	Contract: Sale
Categoria: Independent house	Address: Via Castello
Zip Code: 73026	Municipality: Melendugno
Zona: Borgagne	Total sqm: 230 sq.m.
Livable surface: 200.00	Bedrooms: 3
Bathrooms: 3	Rooms: 8
Internal condition: Restored	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 1800	Current Status: Available after the deed of sale
Terrace: Present, 30 sq.m.	Garden: Private, 80 sq.m.
Sea distance: 5.000 meter	Kitchen: Regular Kitchen
: Yes	Antenna : Independent
SAT Tv : Independent	High-speed internet connection
Fastweb connection	Air conditioning
Electric system : Compliant	Shower
Wooden fixtures	Airport distance
Shops distance or nearest city	

Nearby

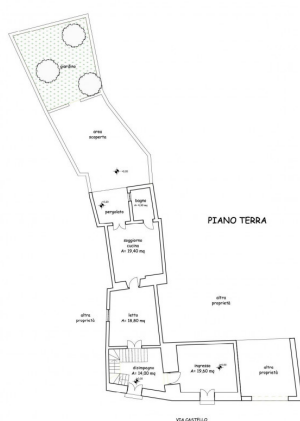
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	



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