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GRUPPO BODINI

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

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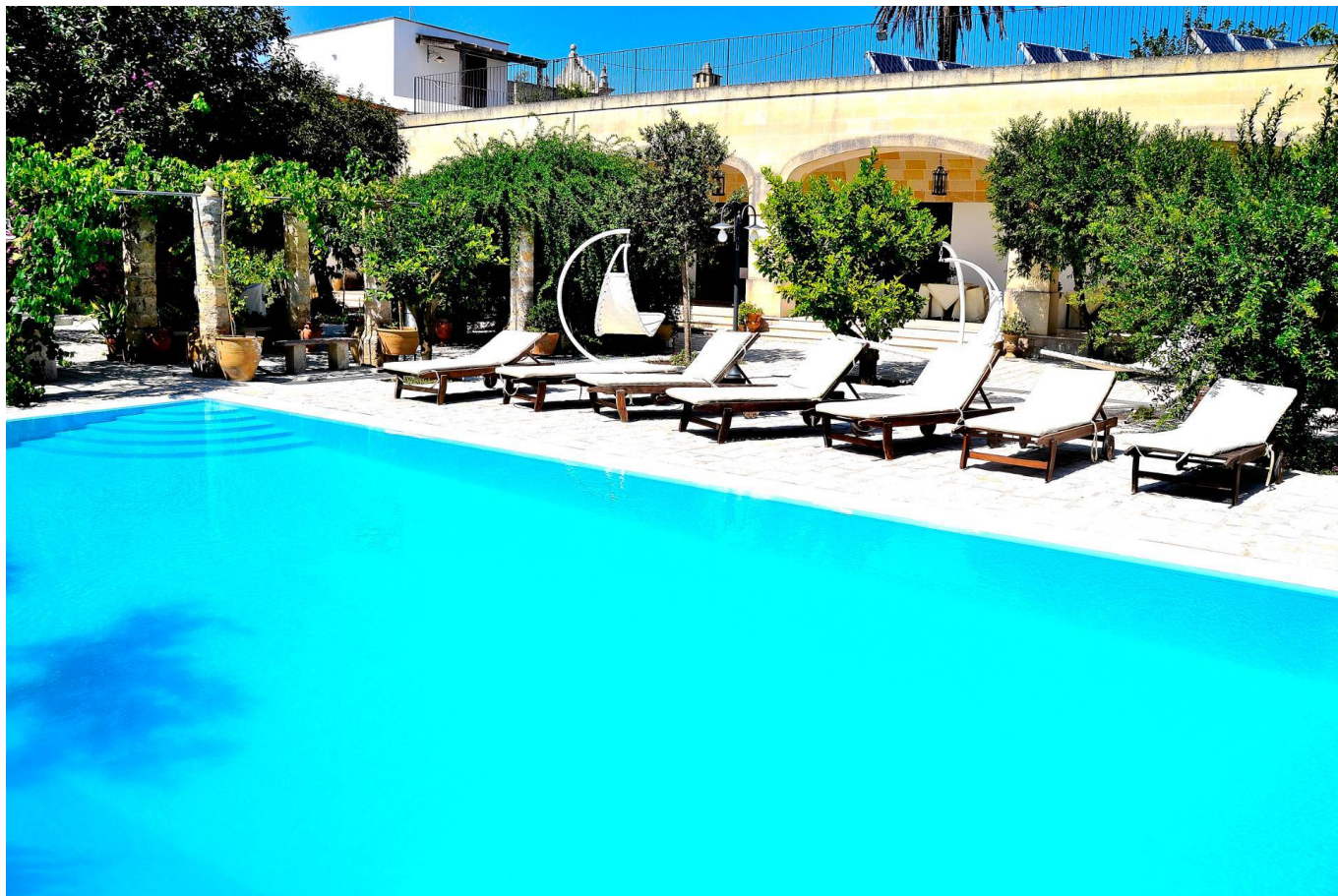
- 73100 Lecce (LE)

(+39) 0832 099369

## Building for sale in Ortelle

€ 1.400.000

Ref. CBI069-967-132488



**835 sq.m. | Bathrooms: 8 | Bedrooms: 9 | Rooms: 12**

PUGLIA - SALENTO - ORTELLE

In Ortelle, a Salento town located in the immediate hinterland of Castro, a renowned tourist destination, we are pleased to offer for sale a beautiful structure with swimming pool, six apartments and a splendid, finely restored period noble residence.

A large entrance hall with a beautiful stone barrel vault divides the main body of the structure of approximately 367 m2.

On the one hand we have the main building preceded by a beautiful outdoor patio and consisting of an entrance, a kitchen, created from an ancient and large fireplace, a living room, a lounge with a stone fireplace with an olive wood frame, two bedrooms bed and two bathrooms. From the living room, via a typical Lecce stone staircase, you reach the third bedroom with en-suite bathroom and the entire solar area of the property from which it is possible to enjoy the view of the entire garden. The property is made unique by the presence of barrel vaults with exposed stone and pavilion vaults decorated with frescoes dating back to the time of construction, which give the property a timeless elegance.

On the other side we find a studio apartment with bathroom and a three-room apartment with two bedrooms, a kitchen and a bathroom, equipped with independent access from the garden; all rooms are characterized by beautiful star vaults and floors with cement tiles typical of the time in a perfect state of maintenance.

Adjacent to the external patio and overlooking the beautiful garden, we find four other bedrooms with bathroom, with star and barrel vaults, preceded by a beautiful Lecce stone patio of approximately 139 m2.

The structure is completed by a beautiful rumpus room of approximately 200 m2, equipped with two entrances: one from the garden

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and another independent from the road, consisting of a beautiful and large living room in exposed stone with star vaults and a corridor that leads to another four star-vaulted rooms.

To embellish the entire residence, there is the beautiful garden, embellished with many ornamental plants and colored by the lush citrus grove, which frames the swimming pool and solarium, an ideal place in which to enjoy a day in total relaxation just a few steps from the main tourist destinations in Salento.

Serving the external area there is a storage room with a boiler area of approximately 20 m2.

The structure was used for hospitality but also lends itself well to being an elegant private residence.

Ortelle is 5 km from seaside resorts such as Castro and Santa Cesarea Terme, 15 km from Maglie, 43 km from Lecce and about 90 km from Brindisi Airport.

## Certification

**Energy Class:** D

## Features

Property ID: CBI069-967-132488	Contract: Sale
Categoria: Building	Address: Via Trieste, 6
Zip Code: 73030	Municipality: Ortelle
Total sqm: 835 sq.m.	Livable surface: 783.00
Bedrooms: 9	Bathrooms: 8
Rooms: 12	Internal condition: Excellent
Floor: Ground Floor	Total floors: 1
Independent heating: Heating	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private, 530 sq.m.
Sea distance: 6.000 meter	Kitchen: Regular Kitchen
Antenna : Independent	SAT Tv : Independent
Storage	Fireplace
Electric system : Compliant	Shower
Wooden fixtures	Shutters
Pool	Airport distance
Shops distance or nearest city	Summary description

## Nearby

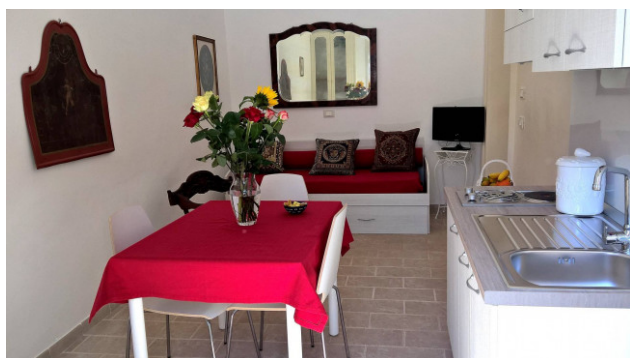
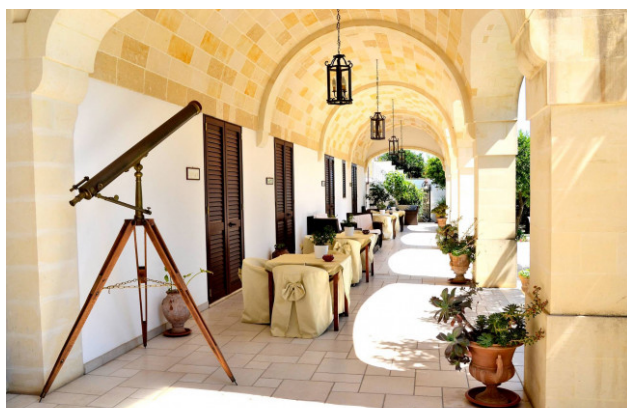
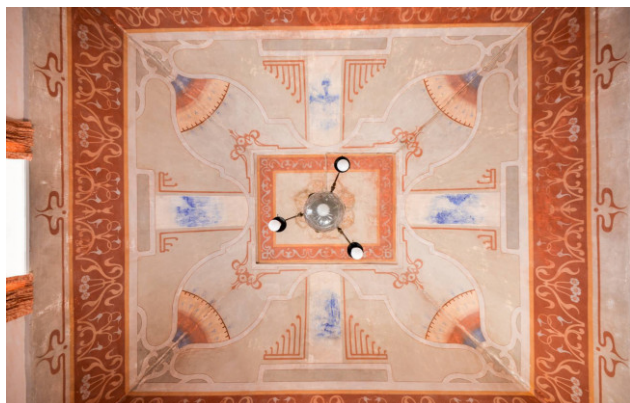
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





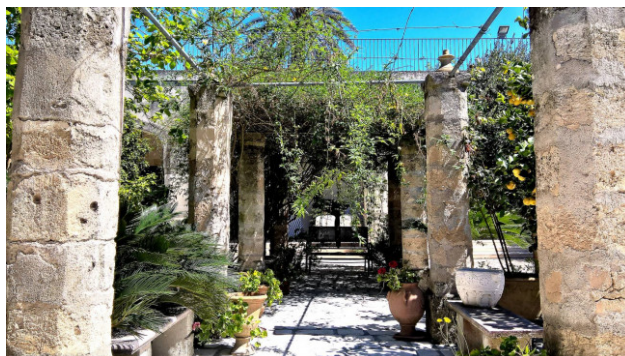
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