



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)

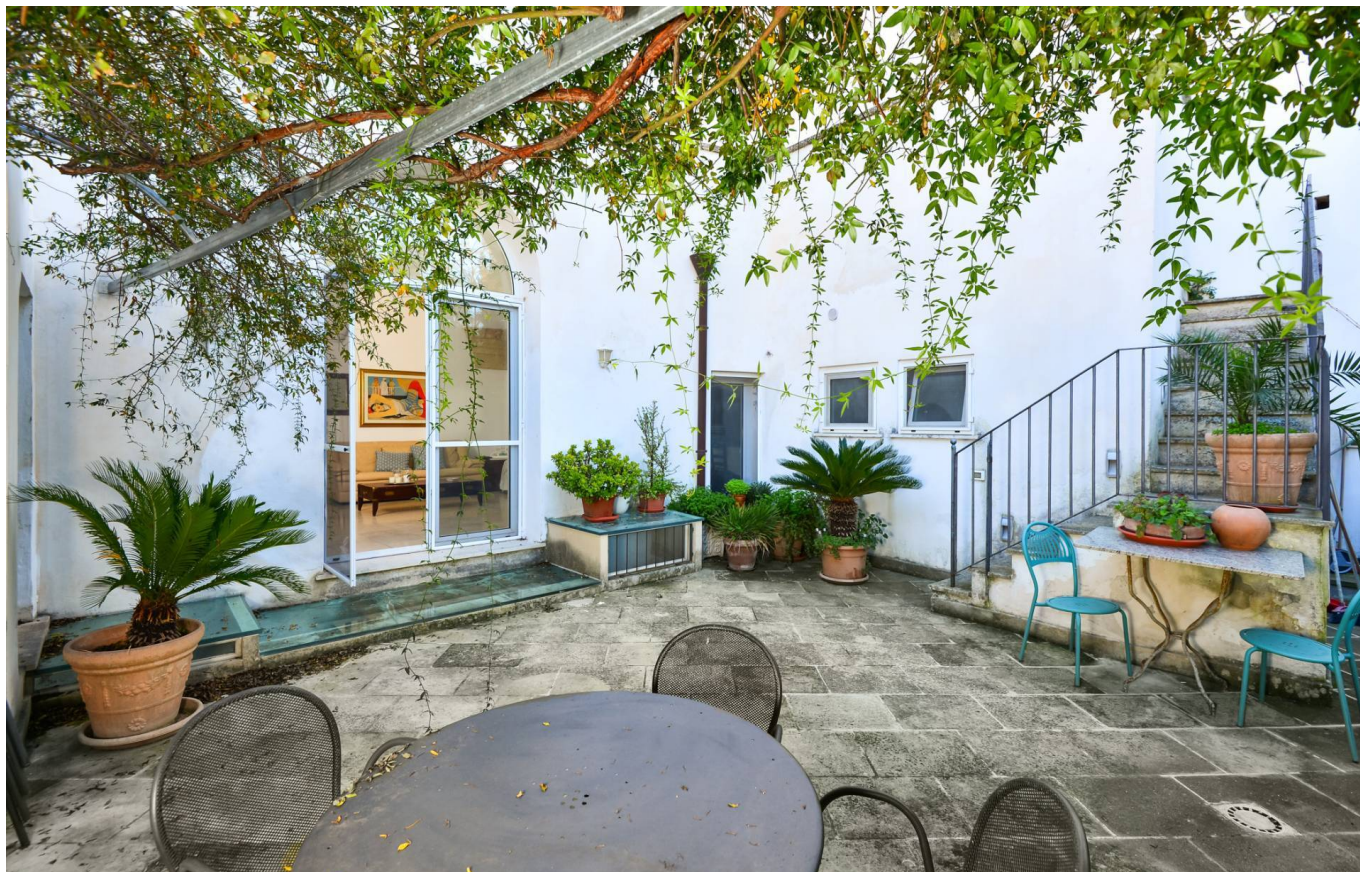
(+39) 0832 099369

Building for sale in Lecce

Centro storico

€ 1.000.000

Ref. CBI069-860-132491



500 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 13

LECCE - Historic Center

In the immediate vicinity of Piazza Sant'Oronzo, in a small and quite courtyard protected from the bustle of the city nightlife, we are delighted to offer for sale an **independent property** of approx. 500 sqm of commercial surface consisting of **two apartments**, a **roof garden on a large level terrace**, a **garage** and a **private roof terrace**.

The property, whose construction dates back to the 1500s, was completely renovated in 2001 and turned into a contemporary home consisting of **two residential units** both located on the **first floor**, more specifically a small apartment with balcony overlooking the courtyard and a larger apartment with an enchanting roof garden on a terrace of about 150 sqm.

The entire living area overlooks the garden, including the entrance hall; it features a beautiful fireplace and it well separates the living area from the sleeping area.

The dining room is divided from the rest of the living area by a sliding door and it is connected to the laundry room and the kitchen, at the same time.

The sleeping area includes two large bedrooms and a bathroom with tub.

In the most private area of the property there is a further laundry room and another double bedroom with en suite bathroom.

Both apartments are equipped with air conditioners with hot/cold heat pump and underfloor heating system with a recently replaced boiler.

On the **ground floor** there is a single large room with bathroom. On this floor, an exceptional brightness is guaranteed both by the

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VAT 04954530962



glass roof of the stairwell and the large windows positioned along the cavity which connects the ground floor to the first one. The access to this environment is preceded by another room facing the streetfront, Corte San Blasio, which serves as garage for small two-wheel vehicles and a medium-sized car.

The entire ground floor is free of humidity, therefore it is perfectly livable thanks to the presence of an air cavity between the ground and the floor.

This level is also equipped with a heating system using wall radiators and convector heaters.

Thanks to the privileged position, right in the heart of the historic centre, it is possible to reach all the main services and the city attractions in a few minutes walk.

This beautiful property is an **exceptional purchase opportunity** for those who wish to live in a historic and prestigious context, without giving up all modern comforts.

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 and 45 km from Brindisi Airport.

Certification

Energy Class: F

EPglnr: 217.01 kwh/□

Features

Property ID: CBI069-860-132491	Contract: Sale
Categoria: Building	Address: Corte San Blasio
Zip Code: 73100	Municipality: Lecce
Zona: Centro storico	Total sqm: 500 sq.m.
Livable surface: 480.00	Bedrooms: 4
Bathrooms: 4	Rooms: 13
Internal condition: Restored	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Date of construction: 1500	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present, 150 sq.m.
Garden: Private, 100 sq.m.	Sea distance: 12.000 meter
Kitchen: Regular Kitchen	Garage: for one car, 18 sq.m.
Terrace : 150 □	Antenna : Independent
SAT Tv : Independent	High-speed internet connection
Fastweb connection	Fireplace
Air conditioning	Electric system : Compliant
Shower	Alluminium 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



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Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office

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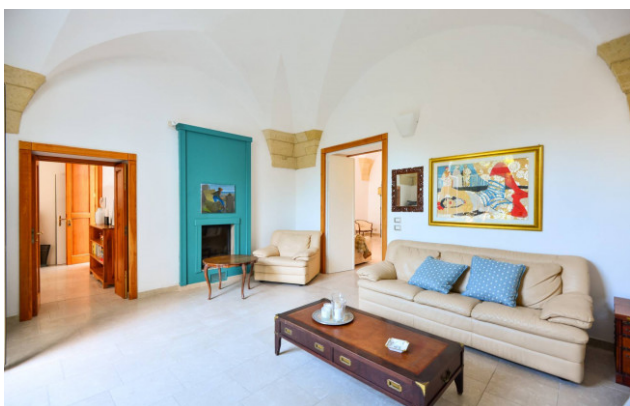
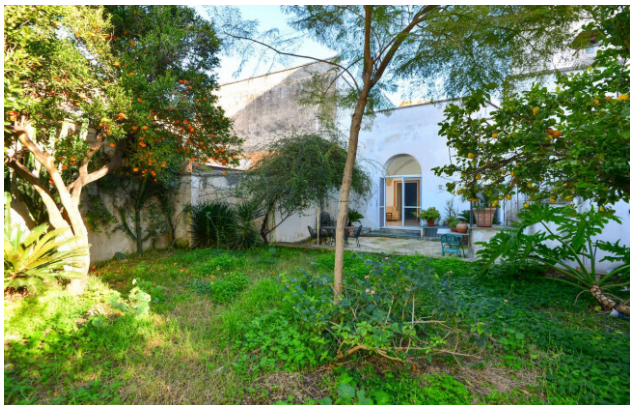
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