



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 Lizzanello

€ 580.000

Ref. CBI069-1581-132510



600 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6

MERINE (LIZZANELLO) - LECCE - SALENTO

In the historic centre of Merine, hamlet of Lizzanello, we are delighted to offer for sale an elegant **historic building** on two levels for a total area of approximately 500 sqm, with a rear **garden**, large **land** and **roof terrace**.

The building, whose ground floor dates back to the mid-1800s and the first floor to 1908, and its **renovation** project was completed in 2018.

Each room is characterized by elegant high ceilings, embellished with arches and typical star vaults, on some of which the locale "pietra lecce" has been left exposed to further enrich and illuminate the spaces.

On the **ground floor** we are greeted by an elegant open-plan lounge embellished by the presence of an ancient cistern visible through a small glass on the floor.

This is followed by a study, which also has a second independent entrance, a living room with fireplace, a spacious kitchen with utility room, a bathroom and a large double bedroom with a sealed fireplace, en suite bathroom, walk-in closet and direct access to the garden, which can also be directly accessed from the living area via a veranda equipped with a modern 28 sqm pergola that can be opened electrically and it is equipped with Led lighting.

An internal staircase leads to the **mezzanine floor**, where there are two bedrooms and one bathroom.

The stairwell leads to the **first floor**, which is connected to the ground floor also by a comfortable and modern lift as well as directly to the outside by a third independent entrance to the property.

On this level there is a living room, two bedrooms, of which a suite consisting of two communicating rooms with private bathroom and private outside area, a third room used as a kitchen but which can also be used as bedroom, and a further bathroom.

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The property is completed on the ground floor by a beautiful and well-kept **garden** of about 300 sqm, fenced by a **dry stone wall**. The garden can also be accessed directly, independently, from the street front via a characteristic and elegant covered atrium with a barrel vault and exposed Lecce stone.

At the back of the property, a gate leads from the garden to the large **land** behind (a citrus grove) of approximately 1200 sqm.

The palace is completed by the roof terrace where there is a technical room fused as laundry and on which a 6 kW photovoltaic system and solar thermal for the production of hot water have been installed.

The house is equipped with **hot/cold air conditioners** and **underfloor heating system**.

Furthermore, the high technology used for the renovation has turned the property into an highly energy efficient building.

Thanks to its particular inside layout, the property lends itself well to being used both as a single large prestigious residence and to being divided into two residential units, as the building already consists of two independent but communicating apartments.

Lizzanello is 3 km from Lecce, 10 km from the nearest beaches on the Adriatic coast and 35 km from Otranto; 33 km from Porto Cesareo and 40 km from Gallipoli on the Ionian coast. It is also 60 km from Brindisi Airport and 180 km from Bari International Airport.

Certification

Energy Class: A : 27.43 kwh/□

Features

Property ID: CBI069-1581-132510	Contract: Sale
Categoria: Building	Address: Via Lizzanello
Zip Code: 73023	Municipality: Lizzanello
Total sqm: 600 sq.m.	Livable surface: 500.00
Bedrooms: 4	Bathrooms: 3
Rooms: 6	Internal condition: Restored
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Parking space: Carport
Lift: Yes	Date of construction: 1800
Current Status: Available after the deed of sale	Balconies: Present
Garden: Private, 300 sq.m.	Sea distance: 12.000 meter
Kitchen: Regular Kitchen	Antenna : Independent
Porch : 28 □	SAT Tv : Independent
Storage	High-speed internet connection
Fastweb connection	Fireplace
Air conditioning	Electric system : Compliant
Shower	Alluminium fixtures
Land : 1200 □	Airport distance
Shops distance or nearest city	

Nearby

Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station



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Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office

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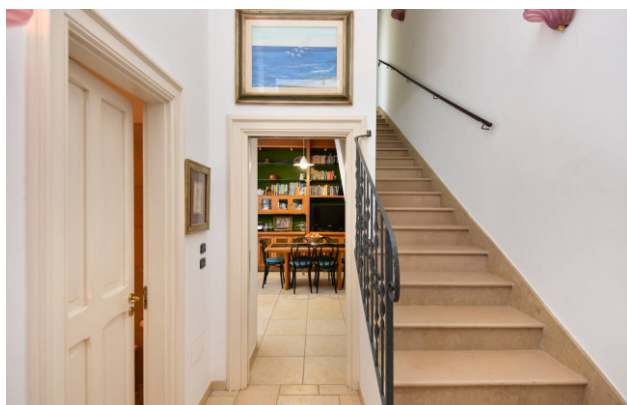
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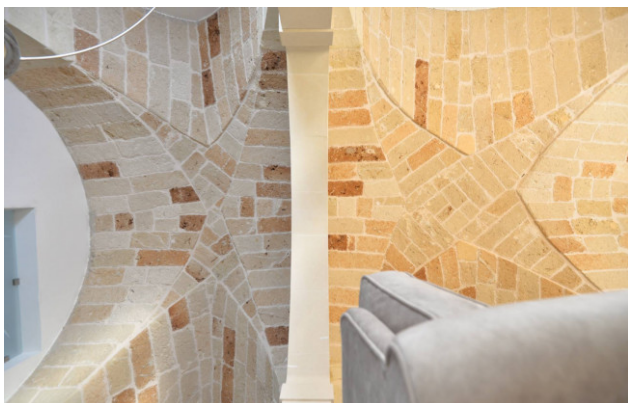
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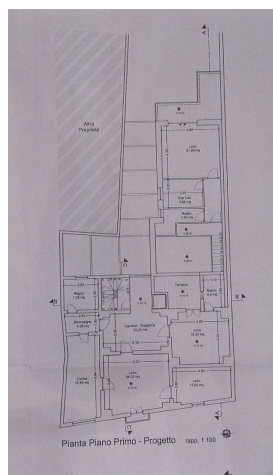
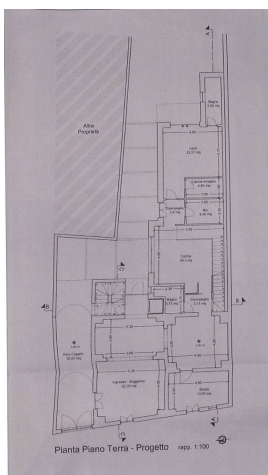
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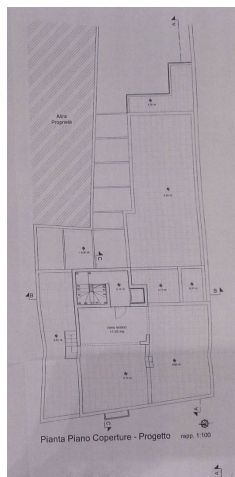
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