



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

Apartment for sale in Lecce

Centro storico

€ 1.350.000

Ref. CBI069-860-132561



490 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 10

LECCE - Historic Center - Piazza Duomo

In the elegant Via Palmieri, right in heart of the old city centre, is available for sale an **elegant apartment** on the first floor of an important nineteenth-century building, with terrace at the same level, private garden, covered parking space, cellar and private roof terrace.

The apartment has a covered area of 460 sqm with large, bright and elegant rooms, a 150 sqm **garden**, 50 sqm in total of **balconies and terrace**, in addition to a **cellar** in the basement and **roof terrace** with two large attics.

The building can be accessed from a large shared courtyard, where it will be possible to park a car.

An elegant staircase leads to the apartment consisting of large rooms with star vaults, two bedrooms both with en suite bathrooms, one of which with sauna, two other bathrooms serving the living area, various hallways, pantries, laundry room and a large eat-in kitchen which is perfect for those who love cooking and having lunch or dinner with friends and family.

The property also has balconies overlooking both the central Via Palmieri and the internal garden of exclusive property, ideal for enjoying relaxing moments, accessible from the terrace and from the cellar that connects it to the courtyard.

On the second floor, which is reachable by a comfortable internal staircase, there are two large attic rooms located on the roof terrace which guarantee a large space for storing objects and equipment.

The property has completely independent and functioning water, electricity and gas systems; it is in good general condition and it is **ready to be lived**.

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

VAT 04954530962



The strategic position, that is in the historic center of Lecce, a few steps from the main services and tourist attractions, makes this apartment the ideal choice of those wishing to live in a prestigious area rich in history.

Get in touch for more information and to set a viewing.

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

Certification

Energy Class: F

EPgl_{nr}: 139.08 kwh/□

Features

Property ID: CBI069-860-132561	Contract: Sale
Categoria: Apartment	Address: Via Giuseppe Palmieri
Zip Code: 73100	Municipality: Lecce
Zona: Centro storico	Total sqm: 490 sq.m.
Livable surface: 460.00	Bedrooms: 3
Bathrooms: 4	Rooms: 10
Internal condition: Good	Floor: 1
Total floors: 1	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
High school	Bar
Post offices	Shopping centres



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Municipal office



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