

Historical villa: for Sell in Guagnano

📍 Strada Provinciale 104, Lecce, 73010 (LE)

470.000€



Contact info



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Description

GUAGNANO

Charming Historic Villa with private park

Just a few steps from the vibrant heart of Guagnano, on Via Cellino San Marco, stands a residence that perfectly blends the elegance of Salento tradition with the breath of Mediterranean nature.

This independent villa of approximately 105 sqm is an architectural gem designed for those seeking authenticity, privacy, and large green spaces.

Inside, you are welcomed by warm and evocative interiors characterized by the classic star-shaped vaulted ceilings with exposed Lecce stone.

The villa consists of:

- **Spacious living area:** a bright lounge with a characteristic fireplace connected with the dining room, ideal for hosting guests.
- **Eat-in kitchen:** functional and welcoming.
- **Sleeping area:** two spacious bedrooms and one bathroom.

The property also features air conditioning, an automatic entrance gate, and a video surveillance system.

The villa is set on a **2.8-hectare plot**, a true private green oasis completely fenced, ensuring absolute privacy. The land includes an olive grove, an orchard, Mediterranean plants, and a pine forest.

Included in the property is also a **240 sqm structure with a characteristic tower**, currently used as a refreshment area/pizzeria with large outdoor patios.

What makes this property truly unique is the presence of **private sports facilities dedicated to wellness**, including two five-a-side football fields and a tennis court.

This property is ideal for those dreaming of a prestigious residence surrounded by nature, but it is also perfectly suited as an investment for a **charming B&B or a high-end hospitality structure**, thanks to the unique combination of history and nature.

Get in touch for more information!

Details



Property ID: CBI069-1389-133103



Surface: 485.00 m²



Rooms: 10



Bathrooms: 3



Energy Class: G



Bedrooms: 2

Property Features



Floor: Ground floor



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **485.00 m²**



Rooms: **10**



Bedrooms: **2**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Served area**



Shower: **Yes**



Garden: **Private,**



Fireplace: **Yes**

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

Images





