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Indipendent house for Sell in San Cesario di Lecce

📍 Via Curtiglione, Lecce, 73016 (LE)

380.000€



Contact info



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Description

In southern Italy, a cozy, century-old **country house** nestled in the heart of Salento's countryside, an area renowned for its vineyards and ancient olive groves, is now available for sale.

The house features high **star-vaulted ceilings**. It is approximately **170 sqm** and it is surrounded by about **3.8 hectares of land**.

Over the years, it has been adapted to the various stages of the productive activities that took place, and still take place today, on the surrounding land.

It is aligned with two large avenues bordered by cypress trees: on one side there is a beautiful organic **olive grove** (Leccino variety) that produces a high-quality extra virgin olive oil (EVO); on the other side, there are large areas suitable for developing additional productive or recreational activities.

The property is enclosed along the roadside by an original, high and thick dry-stone wall, which highlights its connection with the rural traditions of the past and the local custom of marking property boundaries.

The house is arranged on **two levels**:

On the **ground floor**, of about 100 sqm, there is a large open-plan living area consisting of a sitting room with a characteristic **fireplace** and a dining room, which in turn connects to a second lounge room. The dining room leads to a large kitchen featuring an old wood-burning oven. The living area is completed by two storages and one bathroom. Adjacent to the house, on the same level, there are large storage rooms for about 210 sqm, which were once used for winemaking and still contain period equipment used in the various stages of wine production.

On the **first floor**, of about 70 sqm, there is the sleeping area. We are first welcomed by a multi-purposes room that leads to two large double bedrooms, both with access to large terraces, about 200 sqm in total, suitable to be used as solarium or for installing solar panels.

The property lends itself well to being used as accomodation facility for summer holidays, being very appealing thanks to the number of persons it can accomodate, its central location in the heart of Salento, equidistant from both the Ionian and Adriatic Seas, and its proximity to urban amenities such as pharmacies, supermarkets, the hospital, and the nearby railway station, while still offering the peaceful atmosphere of surrounding villas, both modern and historic.

The agricultural vocation of the property is certainly an added value and it contributes to enhance the charm of this beautiful home, which carries a **great potential**, especially for those who wish to start a highly productive farming activity.

Finally, there is the **possibility of purchasing an additional 2.5 hectares of adjoining land**.

The property is located just a few minutes from the town center, 6 km from Lecce, 18 km from the Lecce seaside, 36 km from Gallipoli, and 50 km from Brindisi Airport.

Details



Property ID: CBI069-2223-132950



Surface: 500.00 m²



Rooms: 6



Bathrooms: 2



Energy Class: F EP glnr: 138.74 kwh/m²



Bedrooms: 2

Property Features



Floor: On two levels



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **500.00 m²**



Rooms: **6**



Bedrooms: **2**



Bathrooms: **2**



Kitchen: **Habitable**



Position: **Residential area**



Shower: **Yes**



Fireplace: **Yes**



Terrace: **Present**

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

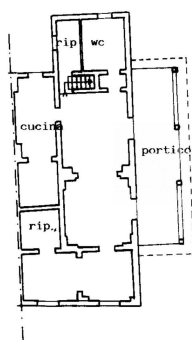


Municipal office

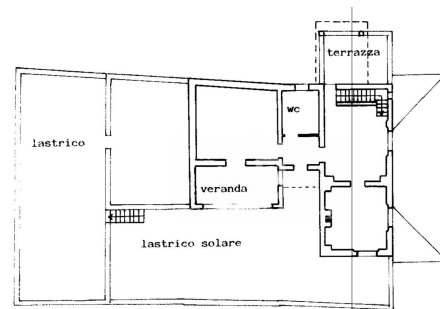
Images







PIANTA PIANO TERRA
H = 2,76 / 3,94



PIANTA PRIMO PIANO
H = 2,95 / 3,85

