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ITALY

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Building for Sell in Vernole

📍 Via Lecce, Lecce, 73029 (LE)

250.000€



Contact info



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Description

VERNOLEIn the heart of Vernole, just a few kilometers from the stunning Adriatic beaches and a short distance from baroque Lecce, we offer for sale a large palace, perfect for those seeking a property with excellent investment potential and customization opportunities. The property spans a total area of approximately 490 sqm distributed over two levels. It also boasts a delightful private rear courtyard of about 80 sqm, a secluded, quite space ideal for creating a winter garden, an outdoor living area, or a charming relaxation spot for summer evenings. On the ground floor, you are welcomed into the oldest and most charming part of the building. This level, measuring around 230 sqm, beautifully preserves the traditional Salento architectural character, featuring high ceilings with typical star vaults and colorful vintage tile flooring. The bright and airy spaces comprise 9 rooms and 1 bathroom, with direct access to the rear courtyard. On the first floor, accessible via both an internal staircase and the shared entrance hallway, lies a second independent residential unit of approximately 260 sqm. This apartment includes 9 spacious rooms, highlighted by an elegant and bright double living room. Completing this floor are 2 bathrooms and two perimeter balconies, one overlooking the street front and the other facing the rear. The property is completed by a walk-on roof terrace (lastrico solare), accessible via the internal staircase, which also features a practical storage room on the mezzanine floor. Serving the property is a basement cellar of about 15 sqm with direct access from street level, ideal for use as a utility room, storage area, or service space. The layout of the rooms and the presence of independent entrances make this palazzo extremely versatile and full of opportunities. In fact, it can be used as: two-family residence: an ideal solution for two families wishing to live close to each other, sharing outdoor spaces while maintaining full independence. primary residence with rental income: the perfect choice for those who wish to live in one apartment and generate revenue from the other through long-term or holiday rentals. boutique hospitality business: the historic charm of the star-vaulted ceilings, the private courtyard, and the large surface provide the perfect setting for a bed & breakfast, a luxury guesthouse, or a charming vacation home in Salento. A unique property combining the history and authentic charm of Salento architecture with the practicality of expansive spaces tailored to your needs. Contact us for more information!

Details

 Property ID: CBI069-2223-133232	 Surface: 520.00 m²
 Rooms: 21	 Garden: Privato, 80 sqm
 Bathrooms: 3	 Energy Class: E EP glnr: 73.78 kwh/m²
 Bedrooms: 6	

Property Features



Floor: On two levels



Conservation status: To be renovated



Current condition: Free upon deed



Surface: 520.00 m²



Rooms: 21



Bedrooms: 6



Bathrooms: 3



Kitchen: Habitable



Position: Central



Balconies: Presente



Shower: Yes



Garden: Private, 80 sqm

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





