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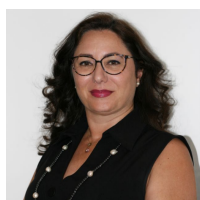
Building for Sell in Uggiano la Chiesa

📍 via Casamassella, Lecce, LE

1.270.000€



Contact info



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Description

PUGLIA- LECCE-UGGIANO LA CHIESA (LE)

In the heart of Uggiano La Chiesa, just a few steps from the main square, lies an exceptionally charming historic residence, where the authenticity of traditional Salento architecture meets a private, intimate and exclusive lifestyle. This 19th-century palazzo preserves the beauty of a bygone era, enhanced by evocative star-vaulted and barrel-vaulted ceilings. These architectural details reflect the traditional building techniques of Salento and lend the interiors a unique, timeless character.

The property captivates with its distinctive atmosphere: a secluded residence nestled within its own walls, surrounded by greenery and protected by an extraordinary degree of privacy.

It offers the feeling of being in a private oasis while living in the very heart of the village. Here, silence, natural light and the timeless charm of stone become an integral part of everyday living.

The residence extends over two levels, with a total surface area of approximately 434 sqm. Its spacious interiors are rich in character, blending elegance, history and functionality. The main house features five bedrooms and six bathrooms, offering an ideal setting for an elegant private residence or a high-end hospitality venture.

On both the ground and first floors, the interiors retain the charm of traditional architecture, while the outdoor spaces extend the living experience, creating a natural continuity between indoors and outdoors.

The internal courtyard, measuring approximately 100 sqm, together with around 200 sqm of landscaped gardens, creates peaceful and secluded corners.

The pool area, covering approximately 100 sqm, becomes the focal point of outdoor living: a place to unwind, host convivial gatherings or simply enjoy the beauty of the Salento sunshine.

Completing the property is a splendid 200 sqm sun terrace, ideal for admiring the Salento sky and enjoying the outdoor spaces at any time of day, as well as balconies totalling 55 sqm.

The residence also benefits from a garage of approximately 60 sqm and a cellar of around 30 sqm, further enhancing its practicality and functionality.

The property is completed by a separate, self-contained guest annexe, a valuable addition for accommodating guests in complete independence and privacy, or for developing a charming boutique hospitality concept that celebrates the authentic character of this exceptional residence.

APPROXIMATE AREAS

- Main residence – ground floor: 187 sqm
- Main residence – first floor: 247 sqm
- Garage: 60 sqm
- Cellar: 30 sqm
- Sun terrace: 200 sqm
- Courtyard-facing balconies: 10 sqm
- Garden-facing balconies: 45 sqm
- Internal courtyard: 100 sqm
- Gardens: 200 sqm
- Pool area: 100 sqm

The swimming pool is specified as measuring 800 × 320 × 220 cm, with a variable depth ranging from 120 to 220 cm.

This property represents a rare opportunity for those seeking a residence with character, combining the prestige of a historic home with the pleasure of living in a sheltered setting, surrounded by greenery and shielded from prying eyes.

It is also an ideal proposition for those wishing to invest in the boutique hospitality sector, creating an exclusive venture in one of the most authentic areas of Salento.

Located just a few kilometres from the sea, the property is also approximately 45 km from Lecce and 95 km from Brindisi Airport. A residence that safeguards its beauty behind ancient walls, among evocative vaulted ceilings, secluded gardens and the luxury of absolute privacy.

A place where history is not merely admired, but lived.

Details

 Property ID: CBI069-553-133276	 Surface: 700.00 m²
 Rooms: 10	 Garden: Privato, 200 sqm
 Bathrooms: 7	 Energy Class: F EP glnr: 231.33 kwh/m²
 Bedrooms: 6	

Property Features

 Floor: Inland	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 700.00 m²
 Rooms: 10	 Bedrooms: 6
 Bathrooms: 7	 Kitchen: Habitable
 Position: Central	 Balconies: Presente
 Shower: Yes	 Parking space: Covered
 Garage: Double	 Garden: Private, 200 sqm
 Fireplace: Yes	 Swimming pool: Yes
 Terrace: Present	

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images

