Coldwell Banker Gruppo Bodini
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Villa for Sell in Patù

Via Pozzo Pasulo, Lecce, 73040 (LE)

490.000€

Contact info

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Description

PATU’

Panoramic villa with swimming pool in Patu’, just a few minutes from the sea

Set in one of the most charming locations of Morciano di Leuca, surrounded by peace and quiet yet only a short distance from the beautiful seaside resorts of southern Salento, we offer for sale an **independent villa** with swimming pool that combines breathtaking views, privacy, and great versatility.

The property stands on **a plot of approximately 3,150 sqm** and enjoys a privileged setting, with open views stretching all the way to the sea and the relaxed atmosphere that makes this area increasingly sought after, both by those looking for a private residence and by investors interested in the tourism sector.

The villa is arranged over **two levels**, with a total surface area of approximately 310 sqm, and benefits from **double access** via two parallel roads, a feature that further enhances its functionality and independence.
The property is currently divided into t**wo independent apartments**: one on the ground floor of approximately 140 sqm and one on the first floor of approximately 170 sqm.
The **ground-floor apartment** currently consists of two living areas with lounge and kitchenette, 4 bedrooms, 2 bathrooms, and a storage room.
The apartment overlooks a large covered porch, ideal for enjoying outdoor spaces during the warmer months, and can easily be divided into two smaller units.
The **first-floor apartment** consists of a large and bright living room, kitchen, 3 bedrooms, and 2 bathrooms, and has access to a covered terrace of approximately 18 sqm as well as the entire **panoramic rooftop terrace**, from which you can enjoy pleasant sea views and breathtaking sunsets.

Outside, the property is enhanced by a **10×4-meter infinity pool** with a sunbathing area, perfect for relaxing and entertaining, as well as land equipped with a well for irrigation.

What makes this villa particularly appealing is its ability to adapt to different needs. The current layout, with four independent units, makes it ideal for **hospitality use or tourist rentals**, taking full advantage of the area’s popularity. At the same time, the spaces can easily be redesigned, transforming the property into a **villa for two families** or into a prestigious **single-family residence**, perfect for year-round living or holidays in complete privacy.

The property will be sold complete with a certificate of occupancy, and the area currently in shell condition will be fitted with windows and doors.

Finally, there is the **option to separately purchase the adjacent plot of land** of approximately 1,850 sqm.

A unique opportunity combining location, views, generous spaces, and outstanding potential, just a few minutes from renowned destinations such as Torre Vado, Pescoluse, and Santa Maria di Leuca.

Details

Property ID: CBI069-835-133149

Surface: 390.00 m²

Rooms: 11

Bathrooms: 4

Energy Class: F EP glnr: 242.11 kwh/m²

Bedrooms: 7

Property Features

Floor: On two levels

Conservation status: Renovated

Current condition: Free upon deed

Surface: 390.00 m²

Rooms: 11

Bedrooms: 7

Bathrooms: 4

Kitchen: Habitable

Position: Residential area

Balconies: Presente

Shower: Yes

Parking space: Uncovered

Fireplace: Yes

Swimming pool: 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

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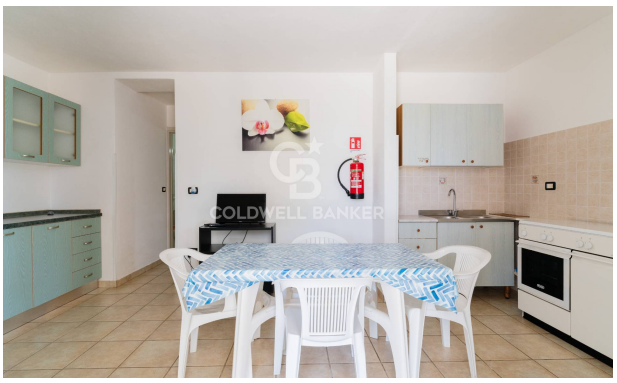
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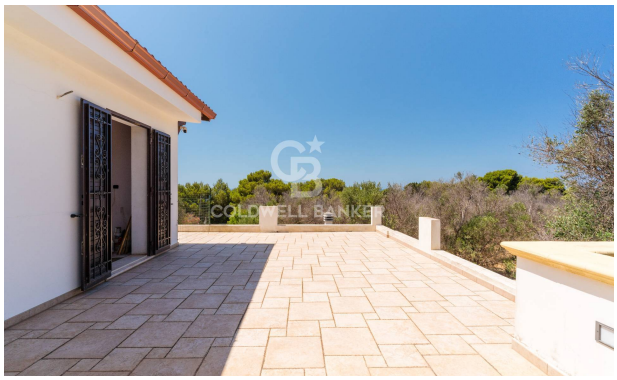
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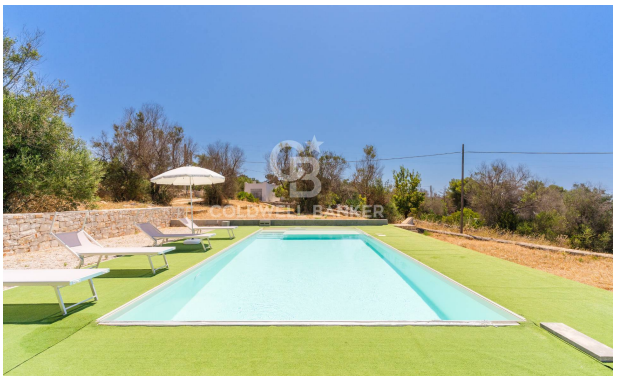
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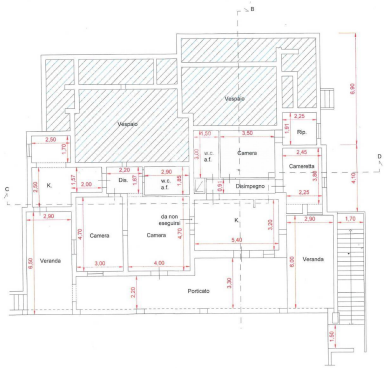
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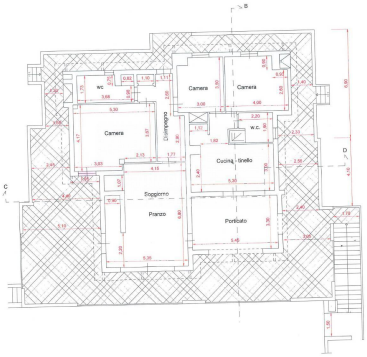
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