



COLDWELL BANKER

BODINI
INTERNATIONAL REAL ESTATE

Coldwell Banker Gruppo Bodini

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Villa for Sell in Cutrofiano

📍 Strada Comunale Montanara, Lecce, 73020 (LE)

580.000€



Contact info



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Description

CUTROFIANO – MONTANARA DISTRICT

In the Cutrofiano countryside, strategically located just outside Aradeo, an exclusive estate is taking shape, where contemporary design harmoniously blends with the Mediterranean landscape and the allure of a lush exotic garden. Designed for those seeking tranquility without sacrificing the convenience of amenities, this property is perfect as a prestigious private residence or as a high-end hospitality investment in the heart of Salento.

Once through the elegant entrances, both pedestrian and automated, you're greeted by a refined portico with clean lines, designed as a true outdoor living room. A space dedicated to conviviality and relaxation, ideal for receptions, summer dinners, and shared moments, served by a brick structure with a bathroom and two outdoor showers. From here, views open onto a magnificent botanical garden of approximately 2,400 square meters, adorned with ornamental trees and dominated by the scenic 100 square meter swimming pool, nestled between the English lawn and exquisite natural stone paving.

The main villa elegantly blends into the landscape, offering three independent entrances that ensure maximum privacy and versatile use of space. On the ground floor, a spacious living room welcomes guests into a bright and sophisticated space, enhanced by a striking fireplace and a large window that transforms the garden into a natural extension of the home. To the rear are a practical kitchenette and a guest bathroom, both with independent access. A few steps lead to the raised sleeping area, consisting of three bedrooms, a master bathroom, and terraced balconies offering pleasant views of the surrounding greenery. In the basement, a 50-square-meter tavern has been designed as a true independent guesthouse, complete with a kitchenette, two bedrooms, and a private bathroom: the ideal solution for hosting family, friends, or guests in complete privacy.

At the rear of the property, in a completely private location accessible from an additional driveway with parking, is the area dedicated to sports and leisure. Every detail has been carefully considered to ensure moments of well-being and sharing in an exclusive setting. The sports facilities are served by a separate building of approximately 125 square meters, with changing rooms, restrooms, and a comfortable refreshment area with a bar corner, perfect for meeting and relaxing before or after activities. The complex also includes a regulation-sized seven-a-side soccer field of approximately 1,500 square meters with covered stands, a 32 square meter approved marquee suitable for a fitness or wellness area, and a convenient equipment storage area.

This estate is much more than just a property: it's a place to live, share, and enhance over time. A private oasis where elegance, nature, sport, and wellness coexist in perfect harmony, offering a rare quality living experience and a standout investment opportunity in the Salento real estate landscape.

Cutrofiano is 20 km from the beautiful beaches of Gallipoli, 15 km from Santa Maria al Bagno, 25 km from Otranto, 30 km from Lecce and 80 km from Brindisi Airport.

Details

 Property ID: CBI104-2688-355	 Surface: 260.00 m²
 Rooms: 11	 Garden: Privato, 2.400 sqm
 Bathrooms: 4	 Energy Class: G EP glnr: 281.36 kwh/m²
 Bedrooms: 5	

Property Features

 Floor: Ground floor	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 260.00 m²
 Rooms: 11	 Bedrooms: 5
 Bathrooms: 4	 Kitchen: Habitable
 Position: Peripheral	 Garden: Private, 2.400 sqm

Nearby



Gyms



Spa



Football Fields



Fitness Centers



Tennis Courts



Bike Lanes



Playgrounds



Railway Station



Public Transport



Kindergarten



Elementary Schools



Schools



High Schools



Cafe



Post Offices



Shopping Centers



Municipal Offices

Images











