Coldwell Banker Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina
Phone number (+39) 0836211782 Fax (+39) 06 99335441

Historic villa for Sale in Giuggianello

€ 495.000

Ref. CBI104-622-271



472 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 10

Sale of Pirtoli Palace - Giuggianello (LE)

In the heart of Salento, in the smallest and most authentic village in the province of Lecce, Giuggianello, Coldwell Banker is pleased to exclusively present the sale of Palazzo Pirtoli, a noble residence of timeless elegance, an authentic architectural jewel that belonged to the prestigious Pirtoli family. This historic residence is a work of art that stands out for its neoclassical façade, divided into two orders, where the low-arched entrance portal introduces the magnificence of the interiors, embellished with a splendid central three-light window surmounted by the family crest. The property is to be completely renovated and customized, offering a unique opportunity to restore it to its ancient splendor. Built in the early 19th century and rebuilt between 1911 and 1912, Palazzo Pirtoli extends over a surface area of 472 square meters, with large and sumptuous rooms, decorated with period frescoes and characterized by barrel-vaulted and star-shaped ceilings. The original floors in cementine salentine, perfectly preserved, add further charm to a residence that tells the story and elegance of a bygone era. Through the entrance hall you access the main floor via a magnificent staircase that leads to a first direct access to a frescoed hall of extraordinary beauty, featuring a balcony with columns in Lecce stone overlooking Via Mazzini. From here you enter a spacious kitchen with a balcony, enriched by a large terrace on the same level, where there is an ancient kitchen and a secondary staircase that connects the ground floor. On the same level there is a bathroom and a hallway that leads to the staircase to the flat roof, from which you can admire a spectacular view. From the main hall you can access two other large rooms, also frescoed and vaulted, while the second entrance to the property leads to a large room ideal as a reception hall, followed by three vaulted and frescoed rooms, one of which has a private terrace, while another has a small bathroom with window and a balcony

that runs along part of the facade of the building.
On the ground floor there are further spaces of great value, including a 97 square meter storage room, partly renovated and still characterized by suggestive vaulted ceilings, a second 37 square meter storage room and a 154 square meter commercial space currently used as a restaurant, with an expiring contract. A further valuable element is the garden of about 50 square meters, currently part of the restaurant, but which in the future could be used exclusively on the ground floor.
Palazzo Pirtoli, to be completely renovated and adapted to your needs, represents a unique opportunity for those who wish to transform it into a prestigious private residence or a charming accommodation facility. , la spiaggia di Porto Badisco, a corner of paradise ideal for those who love snorkeling and diving, for those who seek relaxation and breathtaking views, Santa Cesarea Terme which offers a perfect combination of wellness and nature, with its renowned spas and spectacular cliffs overlooking the sea, and finally Otranto, a city with a unique charm with its historic village, the majestic Cathedral, the golden beaches and the suggestive seafront overlooking one of the most beautiful stretches of coast in Puglia.
An unmissable opportunity for those looking for a high-level property that combines history, elegance and comfort. For more information and to arrange a visit, do not hesitate to contact us.

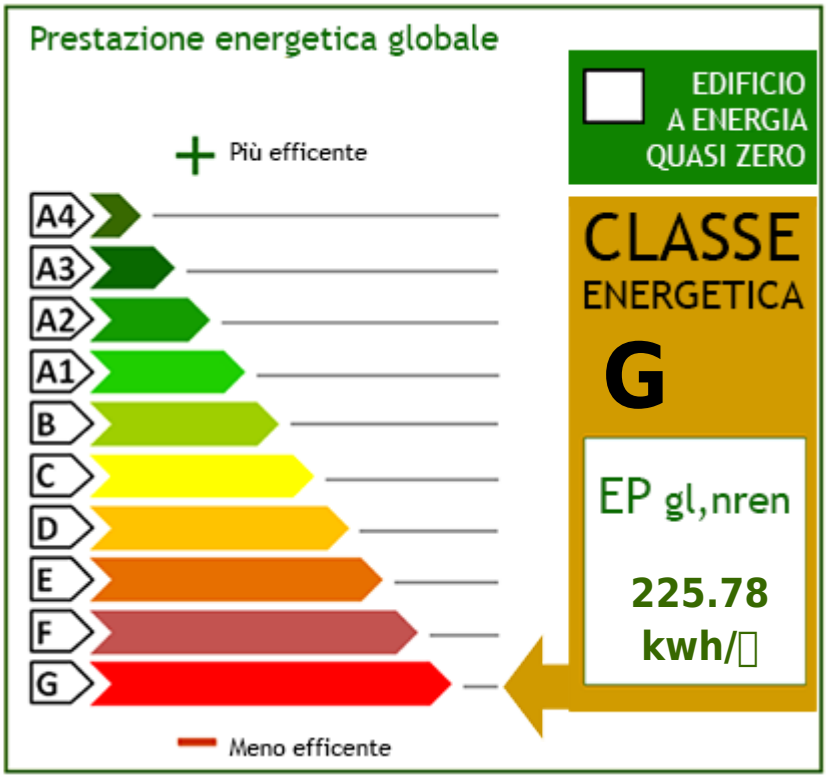
Property Informations

Address: Via Giuseppe Mazzini, 16	**Zip code**: 73030
Bedrooms: 3	**Bathrooms**: 2
Rooms: 10	**Internal condition**: To be renovated
Floor: On two levels	**Total floors**: 2
Date of construction: 1800	**Current condition**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private, 50 sq.m	**Kitchen**: Eat-in kitchen

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			

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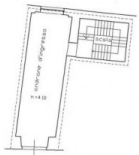




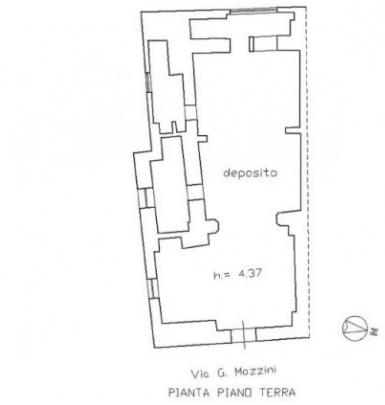




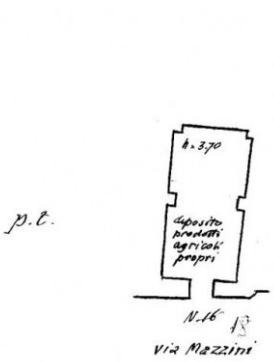


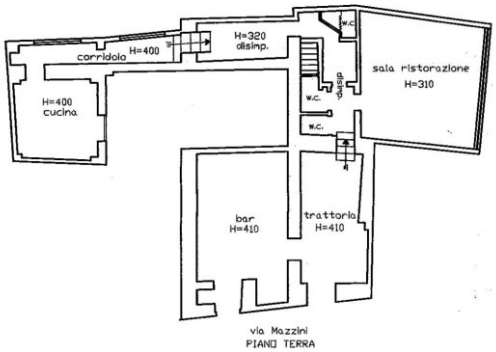


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Via G. Mozzini
PIANTA PIANO TERRA





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