Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
Phone number (+39) 0832 099369

Villa for Sale in Tricase
Tricase Porto
€ 1.300.000
Ref. CBI069-2124-132853

880 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

PUGLIA – SALENTO – TRICASE PORTO

In the charming seaside village of **Tricase Porto**, a hamlet of the beautiful town of Tricase, we are pleased to offer for sale a stunning **prestigious villa of approximately 180 sqm, surrounded by about 7,000 sqm of private gardens and boasting breathtaking sea views over the Otranto Channel.** This extraordinary natural panorama is truly a living masterpiece, enhanced by an above-ground swimming pool.
Located in one of the most sought-after areas of Southern Salento, the villa stands out for its unique charm, elegance, and exclusivity.
Nestled within a lush 7,000 sqm garden, the property offers an oasis of peace, beauty, and complete privacy.
Access is through an elegant wrought-iron gate leading to convenient shaded parking areas and an ancient pajara (traditional Salento stone structure) with excellent restoration potential.
The true highlight of the property is its unparalleled view: from both the garden and the interior spaces, it is possible to admire a spectacular panorama overlooking the crystal-clear sea and, on particularly clear days, even the Greek islands and the Albanian coastline.
The interior has been designed to provide both comfort and style. The villa welcomes guests into a spacious living area featuring a dining room, a fully equipped eat-in kitchen, and a large sea-view lounge.
The sleeping area comprises three bedrooms, one of which benefits from an en-suite bathroom, while two additional bathrooms

complete the accommodation.
The villa is entirely built in carparo stone and showcases beautiful star-vaulted ceilings, a distinctive feature of traditional Salento architecture. An additional touch of timeless elegance is provided by the exquisite Vietri terracotta flooring with glazed decorative inserts.
The property is presented in like-new condition, with high-quality finishes throughout. A modern air-conditioning system ensures maximum comfort all year round.
The spacious sea-front paved terrace is the perfect setting for relaxation, offering enchanting views of the sparkling sea by moonlight and unforgettable star-filled nights. An above-ground swimming pool is currently under construction.
The villa's strategic location, just a short distance from the marina, the coastline, and the charming historic center of Tricase, where all main services are available, makes it ideal both as an exclusive private residence and as a prestigious investment opportunity.
Tricase Porto is also conveniently located just 10 km from Castro, 29 km from Otranto, 49 km from Gallipoli, 20 km from Santa Maria di Leuca, 57 km from Lecce, and 109 km from Brindisi Airport.

Certification

Energy class: A1

Property Informations

Address: Via Borgo Pescatori, Snc	**Zip code**: 73039
Livable surface: 180.00	**Bedrooms**: 3
Bathrooms: 3	**Rooms**: 5
Internal condition: Excellent	**Floor**: Ground floor
Total floors: 1	**Parking space**: Covered
Date of construction: 2012	**Current condition**: Available after the deed of sale
Garden: Private, 7.000 sq.m	**Sea distance**: 500 meter
Kitchen: Kitchenette	**animals allowed**: Yes

Features

Antenna: Independent	Porch	SAT Tv: Independent
High-speed internet connection	Air conditioning	Electric system: Compliant
Shower	Alluminium fixtures	Shutters
Sea view	Pool	Panoramic view
Airport distance	Shops distance or nearest city	Summary description

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			

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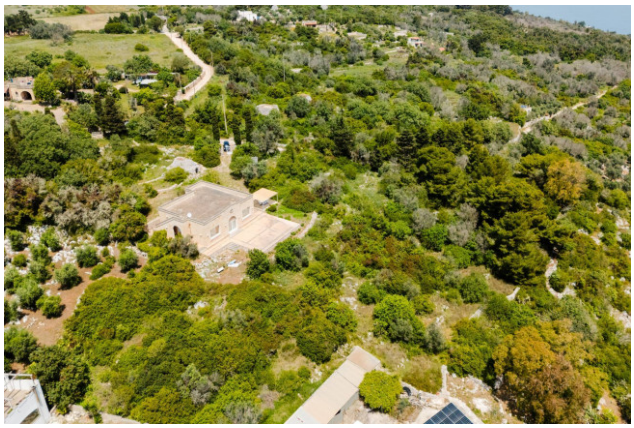
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