

Villa for Sale in Ruffano

€ 520.000

Ref. CBI069-1944-132914



460 sq.m | Bathrooms: 6 | Bedrooms: 4 | Rooms: 5

RUFFANO - LECCE - SALENTO

In Ruffano, immersed in the tranquility and scents of the Salento countryside, we offer for sale a splendid **single-level villa of approx. 165 sqm**, with a private pool and exclusive olive grove.

Completely renovated with modern taste and high-quality materials, the villa stands out for its large, bright and functional spaces.

The large, open-plan kitchen with clean, practical lines features a comfortable dining table and relaxation area, and opens directly onto the paved outdoor area, perfect for al fresco evenings with friends.

The sleeping area comprises four bedrooms, all with ensuite bathrooms. The spaces are designed to offer maximum comfort in a simple and refined atmosphere.

Outside, the heart of the property is the large swimming pool, complete with changing room, bathroom, and showers, perfect for fully enjoying outdoor living. A 10 kW photovoltaic system is installed on the changing rooms, ensuring energy autonomy and sustainability. The property also features air conditioning, an artesian well, and a septic tank. It is sold fully furnished.

Completing the property is a **6,000 sqm olive grove**, offering privacy, tranquility, and a breathtaking natural setting.

This villa is not just a home, it is a place of harmony, where nature, modernity, and comfort coexist in perfect balance.

Ruffano is 18 km from Castro, 30 km from Gallipoli, 28 km from Santa Maria di Leuca, 50 km from Lecce and 94 km from Brindisi Airport.



Property Informations

Address: Via Provinciale Sp374

Livable surface: 210.00

Bedrooms: 4

Bathrooms: 6

Rooms: 5

Internal condition: Excellent

Floor: Ground floor

Total floors: 1

Parking space: Uncovered

Date of construction: 2016

Current condition: Available after the deed of sale

Garden: Private, 2.000 sq.m

Sea distance: 20.000 meter

Kitchen: Eat-in kitchen

Features

Antenna: Independent

SAT Tv: Independent

Storage

High-speed internet connection

Fastweb connection

Air conditioning

Electric system: Compliant

Shower

Alluminium fixtures

Preparation for alarm system

Safety deposit box

Shutters

Pool

Land: 6000 □

Airport distance

Shops distance or nearest city

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









