

## Detached House for Sale in Galatina

### € 620.000

### Ref. CBI104-622-321



**462 sq.m | Bathrooms: 5 | Bedrooms: 7 | Rooms: 10**

GALATINA - CENTER

In the heart of Galatina, an authentic art city in Salento and an increasingly popular destination for those seeking to invest in a place with timeless charm, stands this prestigious historic building from the early 1900s, approximately 460 square meters. A true architectural gem that preserves the noble elegance of the era intact.

Upon entering, a large, dramatic foyer welcomes visitors and leads directly to the majestic stone staircase that ascends to the first floor. The ground floor rooms are located to the sides of the foyer: on the right is a refined apartment featuring splendid decorated terrazzo floors and evocative star vaults, a true hallmark of Salento architecture.

On the left side, an impressive multipurpose room of approximately 100 square meters opens up, with 3.50-meter-high exposed vaults. This space, brimming with personality and versatility, is perfect for conversion into a professional studio, event room, exhibition space, or recreational area. Completing this portion is a garage with an adjoining built-in kitchen that opens onto a tranquil 160-square-meter internal garden, a rare privilege in the historic city center.

Proceeding up the stairs, a hallway leads to a small elevator that conveniently serves the main floor. From here, ascending the stairs, you reach the two apartments now used as vacation rentals, one on the left and one on the right. Both are located entirely beneath splendid historic vaults and retain their original cementine tile floors, true masterpieces of craftsmanship from the period, lending a unique and refined character to each room. Each apartment is independent, bright, and equipped with multiple bathrooms, offering modern comforts without sacrificing architectural prestige. Several mezzanines enhance the home's functionality, offering additional



space for storage or expansion.

The entire building requires renovation and remodeling, offering the future owner the unique opportunity to reinterpret the spaces with a tailored design that enhances the property's historic prestige and adapts it flexibly to multiple uses. The entire building boasts a generously sized terrace, ideal for relaxing or enjoying the magical Salento evenings, and a privately owned sun deck, adding further design and panoramic potential.

A charming property, perfect for those seeking a high-quality investment in one of Puglia's most captivating locations, or for those seeking a unique and scenic residence in Galatina's historic center. A building that showcases the history, art, and beauty of a city well worth experiencing.

Galatina is 20 km from Lecce, just 18 km from Gallipoli, 20 km from Santa Maria al Bagno, 25 km from Otranto, 50 km from Brindisi Airport and 190 km from Bari Airport.

## Property Informations

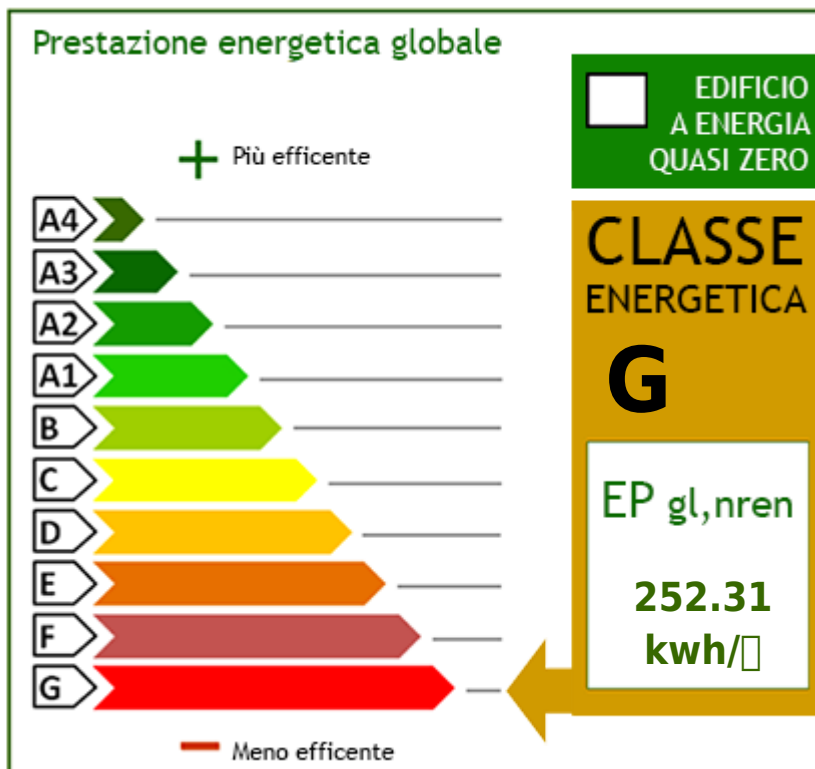
|                                    |                                                            |
|------------------------------------|------------------------------------------------------------|
| <b>Address:</b> Via Trieste, 9     | <b>Zip code:</b> 73013                                     |
| <b>Bedrooms:</b> 7                 | <b>Bathrooms:</b> 5                                        |
| <b>Rooms:</b> 10                   | <b>Floor:</b> On two levels                                |
| <b>Total floors:</b> 2             | <b>Lift:</b> Yes                                           |
| <b>Date of construction:</b> 1900  | <b>Current condition:</b> Available after the deed of sale |
| <b>Balconies:</b> Present, 15 sq.m | <b>Terrace:</b> Present, 115 sq.m                          |
| <b>Garden:</b> Private, 160 sq.m   | <b>Kitchen:</b> Present                                    |
| : 50.00                            |                                                            |

## Features

Air-Conditioned

## 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 |              |                    |                  |





**Coldwell Banker Gruppo Bodini**

Piazza Dante Alighieri, 43 - Galatina (LE) - Phone number (+39) 0836211782 Fax (+39) 06 99335441  
galatina@cbitaly.it - <https://www.gruppobodini.com/en>  
VAT 11872901001









