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

Palace for Sale in Lecce
Mazzini
€ 1.490.000
Ref. CBI069-553-133003

700 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 20

PERIOD PALACE
Strategically located in the heart of Lecce, a short distance from Piazza Mazzini and the Baroque historic center, stands this elegant early 20th-century period building, characterized by refined architecture in an eclectic Lecce style with a restored facade and decorative details in Lecce stone.
The property represents an excellent investment opportunity for individuals, real estate companies, or tourism and hospitality operators.
The building has two floors above ground, in addition to the basement, for a total area of approximately 600 sqm.
The main facade, with its warm ochre color and white stone finishes, is embellished with carved cornices and balconies with decorative columns that give the building a timeless elegance.
The original fixtures and harmonious proportions of the openings emphasize the architectural value of the property.
The property occupies a strategic corner between Via Liborio Romano and Via 40° Reggimento Fanteria, with high visibility and double access.
Each floor has an area of approximately 200 sqm.
The ground floor is divided into various rooms with internal heights of up to 4.15 meters and full-height windows that make the rooms particularly bright and welcoming.
The first floor, connected by a masonry staircase and an elevator, houses reception rooms that can be converted into a master

residence. There are large rooms with windows overlooking the two main sides and access to decorated balconies. The 4.20 m ceilings and the presence of original cornices, moldings, and cement tiles give the rooms great charm. A beautiful terrace completes the floor.
On the upper floor, there is a large panoramic area with views over the rooftops of Lecce, paved and equipped with a technical room, which is an ideal space for creating a furnished panoramic terrace, solarium, or roof garden, further enhancing the property.
Finally, in the basement, accessible via an internal staircase, there is a fully vaulted cellar divided into storage rooms and technical rooms (from 10 to 16 sqm each), with a usable height of 3.45 meters.
Thanks to its corner location, elegant period architecture with star vaults and original floors, solid and easily reconfigurable structure without complex architectural constraints, and the presence of an elevator, the building lends itself perfectly to conversion into a prestigious private residence with the possibility of creating several independent residential units, a representative office or high-level professional studio, a boutique hotel or charming accommodation facility, thanks to its central location and internal layout, or a restaurant or bistro with a panoramic terrace, also making use of the terrace.
The location, the architecture, and the versatility make this building a rarity in the Lecce real estate market, ideal for those looking for a prestigious investment in the heart of the city.
The possibility of enhancing the terrace as a panoramic area, creating mini-suites or independent apartments, and using the basement as a spa, kitchen, or service area allows for a significant increase in value and an excellent investment opportunity for individuals, real estate companies, or tourism and hospitality operators, also considering the evident urban development of the city.

Certification

Energy class: E

Property Informations

Address: Via Liborio Romano	**Zip code**: 73100
Livable surface: 600.00	**Bedrooms**: 6
Bathrooms: 7	**Rooms**: 20
Internal condition: Restored	**Floor**: On two levels
Total floors: 2	**Lift**: Yes
Date of construction: 1900	**Current condition**: Available after the deed of sale
Balconies: Present, 20 sq.m	**Terrace**: Present, 200 sq.m
Sea distance: 12.000 meter	**Kitchen**: Present

Features

Terrace: 120 □	Antenna: Independent	Storage
High-speed internet connection	Cellar: 95 □	Fastweb connection
Air conditioning	Electric system: Compliant	Shower
Wooden fixtures	Preparation for alarm system	Safety deposit box
Shutters	Panoramic view	Airport distance

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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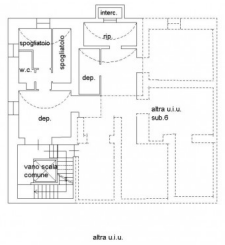

Piano S1
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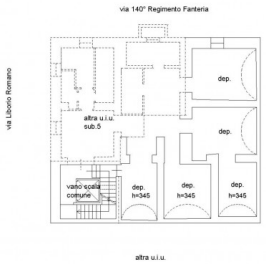

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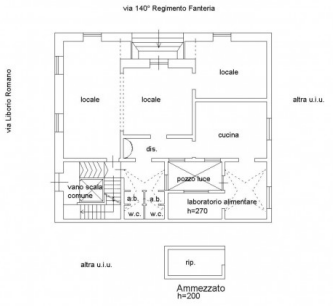

Piano Terra
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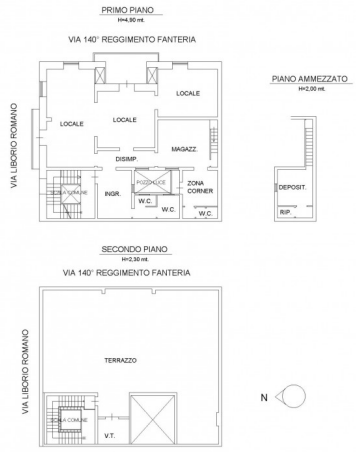

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