

Villa for Sale in Gallipoli

€ 680.000

Ref. CBI069-1827-133178



750 sq.m | Bathrooms: 7 | Bedrooms: 9 | Rooms: 12

Gallipoli - Panoramic villa with sea views nestled in the rock

In a secluded and picturesque location, away from city traffic but within easy reach of the main towns on the Gallipoli coast, we offer for sale a truly rare property: a detached villa nestled within a former quarry, a unique setting that offers a perfect balance of nature, privacy, and breathtaking views. Protected by the embrace of the rock and surrounded by lush Mediterranean vegetation, the property enjoys splendid views of the sea and the stretch of coast that extends towards Santa Maria al Bagno, offering scenes of rare beauty at any time of day.

Built in several phases starting in the 1970s, the villa comprises several buildings, now functionally organized for both residential and tourist accommodation purposes.

The first floor houses the main building, currently divided into two independent apartments, each with three spacious bedrooms and two bathrooms. Each unit also has a private outdoor space, ideal for hosting breakfasts, aperitifs, and al fresco dinners with a picturesque view of the sea and the bay. On the ground floor, the property is occupied by the owner as the main residence, consisting of a spacious kitchen, two double bedrooms and two bathrooms, characterised by comfortable and well-distributed spaces. The complex is completed by a multipurpose room, currently used as an outbuilding, and a large cellar dug into the rock, originally intended for storage, which still retains all the authentic charm of the original structure.

The entire property is fully fenced and protected by high walls that ensure a high level of privacy. It extends over a plot of approximately 5.500 sqm, featuring large paved outdoor areas and green spaces that blend seamlessly into the surrounding landscape. The open spaces are one of the villa's main strengths: spacious, versatile, and scenic, they lend themselves perfectly to organizing private events, receptions, hospitality activities, or catering projects immersed in nature. Currently used partly as a tourist



accommodation facility, the property has air conditioning, heating, and an independent water supply system, in addition to the services necessary for the already established business.

But the true distinguishing feature of this residence is its extraordinary garden. A place with an almost wild charm, hidden from view from the outside, where Mediterranean vegetation blends harmoniously with the quarry's rocky walls, creating a unique, intimate, and evocative atmosphere. A corner of authentic nature that makes this property a rare and difficult-to-replicate asset. The property is in good condition and offers interesting opportunities for enhancement through modernization, especially of the outdoor spaces. The exceptional natural setting surrounding it represents its main strength and the fulcrum of a future renovation project, aimed at increasing its attractiveness and market value.

An exclusive solution, ideal for those seeking a charming residence surrounded by nature or for those looking to invest in a hospitality facility offering guests a truly unique experience in the heart of Salento, with enormous potential.

Property Informations

Address: Contrada Calamate

Zip code: 73014

Livable surface: 200.00

Bedrooms: 9

Bathrooms: 7

Rooms: 12

Internal condition: Good

Date of construction: 1967

Current condition: Available after the deed of sale

Terrace: Present

Garden: Private

Sea distance: 5.000 meter

Kitchen: Open kitchen

Features

Terrace

Antenna: Independent

Porch

Storage

Cellar

Fireplace

Air conditioning

Electric system: Compliant with the regulations in force at the time of installation

Wall mounted sanitary

Shower

Wooden fixtures

Alluminium fixtures

Sea view

Panoramic view

Land

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











