

Palace for Sale in Aradeo

€ 590.000

Ref. CBI069-553-133183



660 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 20

ARADEO - LECCE - SALENTO

For sale elegant historic palace with garden

In the charming town centre of Aradeo, located just a few kilometres from the sea, we are delighted to present an elegant palace dating back to 1894.

The property is spread over **three levels** (ground floor, first and second floor) for a total surface area of about 660 sqm and is enhanced by a large garden at the rear.

The historic façade, decorated with refined ornamental details and elegant arches carved in carparo stone, immediately draws our attention and gently leads us inside the property.

On the "**piano nobile**" (first floor) is the **main residence** of approximately 300 sqm, a true expression of elegance and refinement.

On this level you can find original antique floors, harmonious wall tones, delicate wallpapers including a silk panel, and high ceilings decorated with beautiful frescoes.

The apartment consists of three large living rooms, a study, a dining room, a spacious and liveable kitchen, three bedrooms (one with a charming balcony), and two bathrooms, and is served by a terrace of 30 sqm.

Thanks to its double entrances and current layout, the apartment can easily be divided into two almost symmetrical units. Each one already features an independent entrance, living and sleeping areas, with fully functioning systems.

On the **ground floor**, a charming vaulted entrance hall, also accessible by vehicles, leads to the magnificent internal garden of approximately 1,300 sqm, offering potential for further construction. The garden is enriched by trees and plants of various species and a picturesque central pathway leading to a fountain and an ancient well.



Also on the ground floor there is a 50 sqm **one-bedroom apartment** with bathroom, two 45-sqm workshop spaces facing the street front, and a vaulted storage room with exposed stone of approximately 120 sqm.

The **second floor** hosts an attic of three rooms of about 60 sqm and a large roof terrace extending over multiple levels.

The property is perfectly suited both as an **exclusive private residence** and as a **luxury accomodation**. The bedroom area can be complemented by the use of the rear garden, ideal for catering, breakfasts, and events. The roof terrace can be enhanced as a panoramic space, while the ground floor spaces offer great flexibility and multiple uses. The building also features two staircases, a noble staircase and a service one, ensuring efficient access management between representative areas and functional spaces, thus improving overall usability.

In addition, beneath the storage area, the palace includes a large rainwater cistern, accessible both from the garden and the kitchen, from which water was historically drawn.

Aradeo enjoys a **strategic location**, just 13 km from the beautiful beaches of the Ionian Sea and the city of Gallipoli, 15 km from Otranto on the Adriatic Sea, 30 km from Lecce, and 70 km from Brindisi Airport.

Get in touch for more information! We will be delighted to guide you through this beautiful property in the heart of Salento.

Property Informations

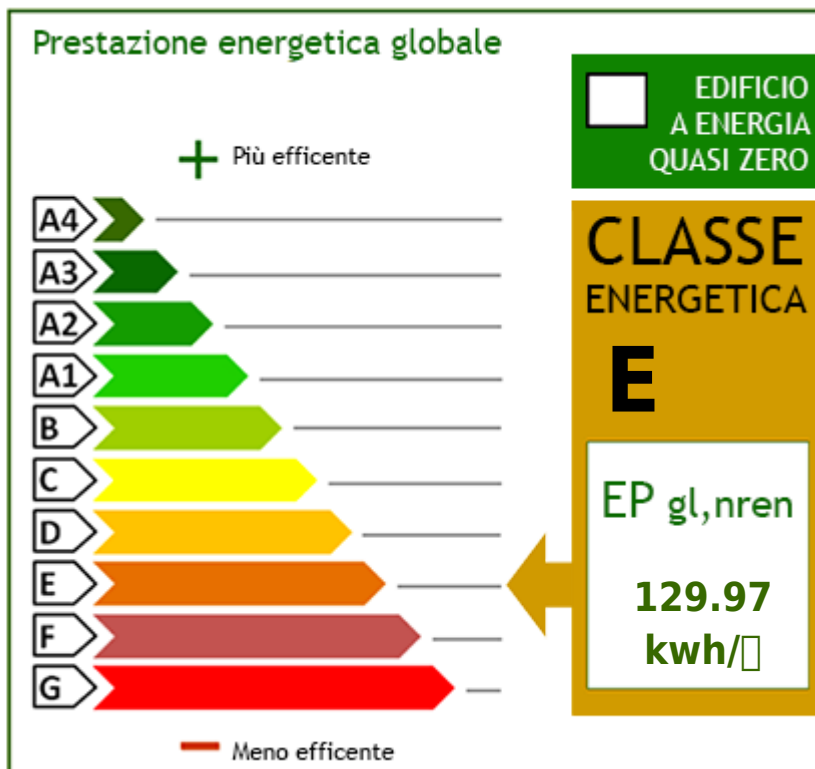
Address: Viale della Repubblica	Zip code: 73040
Bedrooms: 6	Bathrooms: 5
Rooms: 20	Internal condition: Good
Floor: Multilevel	Total floors: 3
Parking space: Covered	Date of construction: 1894
Current condition: Available after the deed of sale	Balconies: Present, 10 sq.m
Terrace: Present, 30 sq.m	Garden: Private, 1.300 sq.m
Sea distance: 13.000 meter	Kitchen: Eat-in kitchen

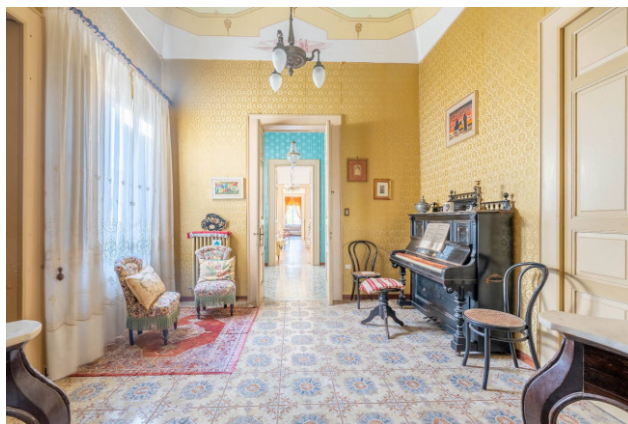
Features

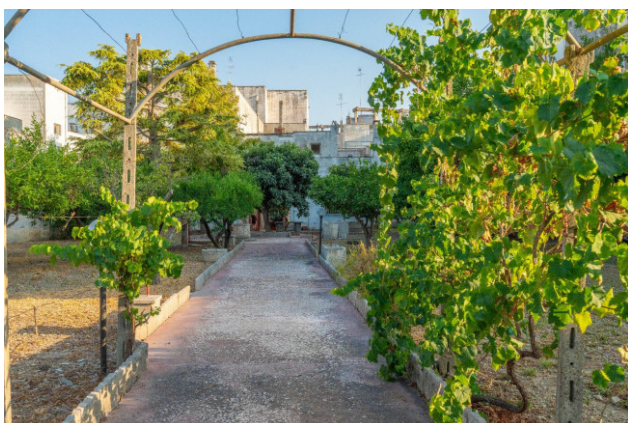
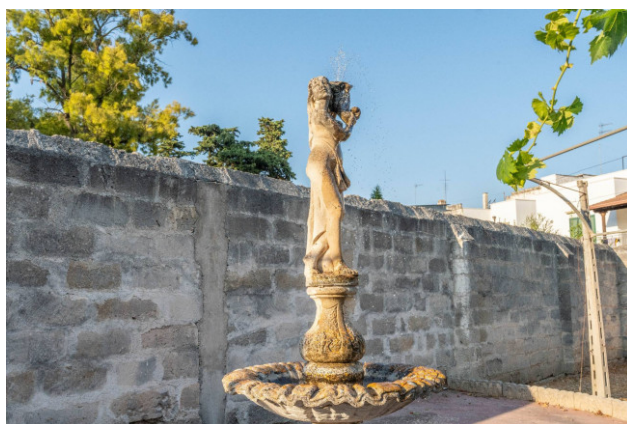
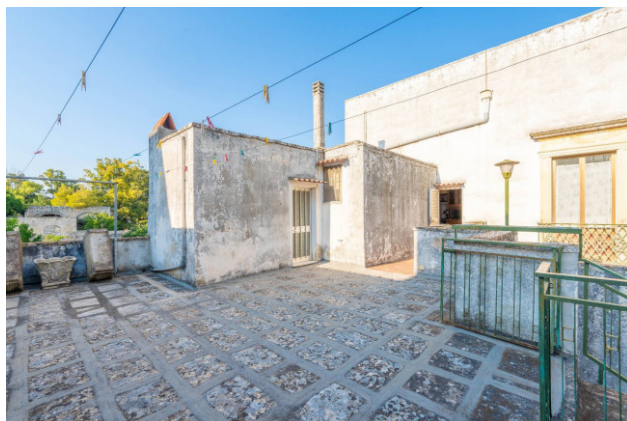
Terrace: 30 □	Antenna: Independent	Storage
High-speed internet connection	Fastweb connection	Fireplace
Parquet	Electric system: Compliant with the regulations in force at the time of installation	Shower
Wooden fixtures	Alluminium fixtures	Garret: 60 □
Land: 1300 □	Airport distance	Shops distance or nearest city

Nearby

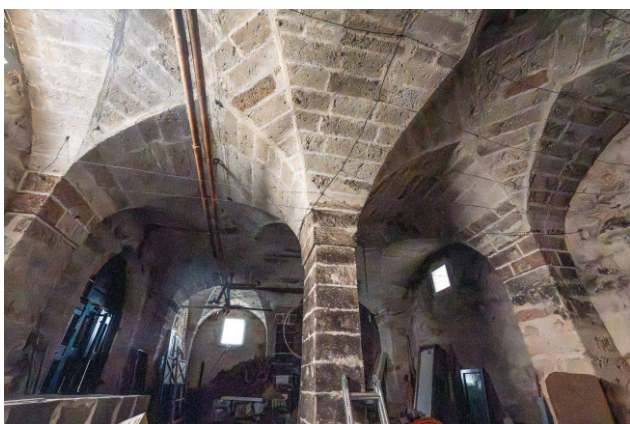
Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			





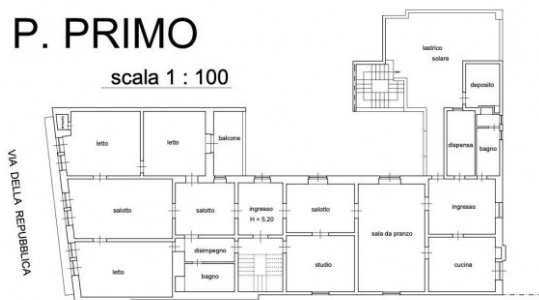






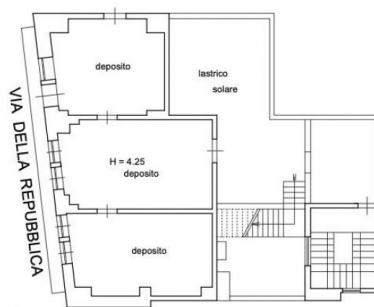
P. PRIMO

scala 1 : 100



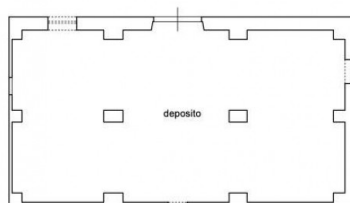
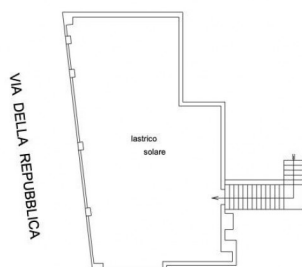
P. SECONDO

scala 1 : 100



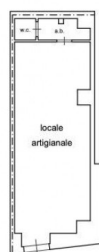
P. TERZO LASTRICO SOLARE

scala 1 : 100



P. TERRA

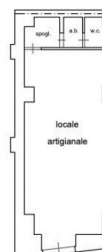
scala 1 : 100



VIA DELLA REPUBBLICA

P. TERRA

scala 1 : 100



VIA DELLA REPUBBLICA

P. TERRA

scala 1 : 100

P. TERRA

scala 1 : 200

