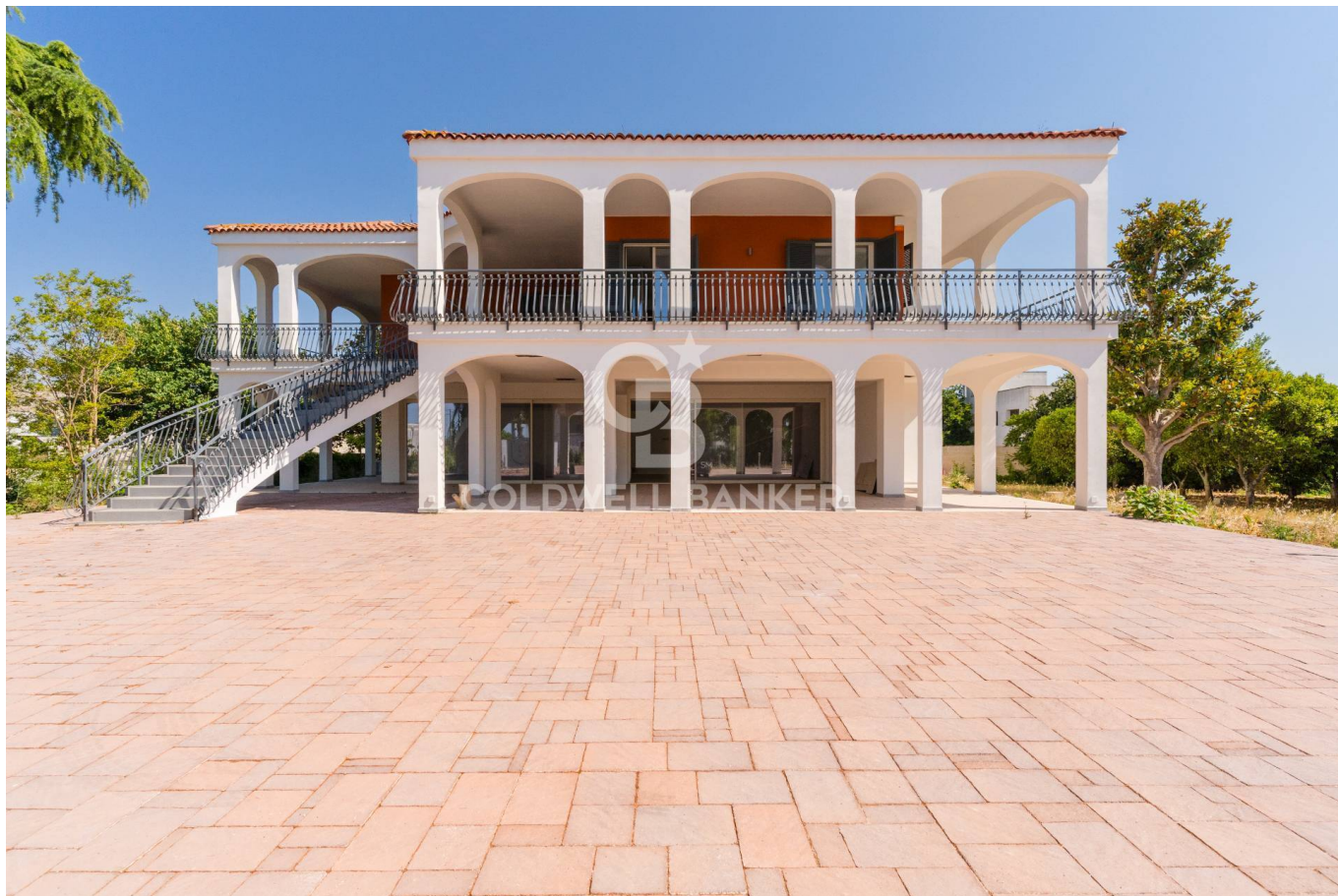


## Villa for Sale in Muro Leccese

### € 570.000

### Ref. CBI069-2123-133189



**927 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5**

#### PUGLIA - SALENTO - MURO LECCESE

In Muro Leccese, we are pleased to offer for sale a stunning villa of approximately **530 sqm**, recently and completely renovated to an exceptional standard with high-quality finishes, state-of-the-art systems, and outstanding energy efficiency.

The property is arranged over **three levels** and is set within approximately **3,650 sqm of private land**, offering privacy, comfort, and generous outdoor spaces. It also features a beautiful **170 sqm covered porch**, perfect for outdoor living and entertaining.

Interior Layout **Basement (approx. 120 sqm)**

- Spacious multifunctional tavern/games room
- Bathroom

#### Ground Floor (approx. 185 sqm)

- Spectacular open-plan living area with large floor-to-ceiling windows providing exceptional natural light
- Designed to accommodate a spacious living room with an open-plan kitchen
- Large bathroom

#### First Floor (approx. 225 sqm)



- Entrance hall with corridor
- Four bedrooms, including a master bedroom with en-suite bathroom
- Additional family bathroom serving the sleeping area
- Beautiful balconies with a total surface area of approximately **150 sqm**

#### Property Features

- Rooftop terrace equipped with a **14.8 kW photovoltaic system**
- Private well
- Electric entrance gate
- Smart home (domotics) system
- Modern mechanical and electrical systems with advanced energy-saving technologies
- **EMMETI** solar hot water system with storage tank
- Six heat pumps: one serving the entire ground floor and five independently serving the first-floor rooms, installed above the suspended ceiling with individual inspection access points
- Premium **Toma** internal doors
- Comprehensive security system with perimeter alarm, volumetric sensors, and door contact sensors
- Provision for the installation of a lift (elevator)

This exclusive property is ideal both as a primary residence and as a prestigious representative home. It enjoys a strategic location on the road leading to Maglie, just a few minutes from all essential amenities and some of the most beautiful destinations in Salento.

Muro Leccese is located **30 km from Lecce, 13 km from Otranto, and 75 km from Brindisi Airport.**

#### Certification

**Energy class:** A1

#### Property Informations

**Address:** Via Salvatore Fitto, 186

**Zip code:** 73036

**Livable surface:** 530.00

**Bedrooms:** 4

**Bathrooms:** 4

**Rooms:** 5

**Internal condition:** Excellent

**Floor:** Multilevel

**Total floors:** 3

**Current condition:** Available after the deed of sale

**Balconies:** Present, 150 sq.m

**Garden:** Private, 3.650 sq.m

**Sea distance:** 16.000 meter

**Kitchen:** Eat-in kitchen

**animals allowed:** Yes

#### Features

Antenna: Independent

Porch

SAT Tv: Independent

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

Basement

Land

Airport distance

Shops distance or nearest city

Summary description

#### Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools



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High school

Bar

Post offices

Shopping centres

Municipal office



