

Villa for Sale in Melendugno Torre Specchia Ruggeri € 190.000 Ref. CBI069-947-133206



165 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3

TORRE SPECCHIA RUGGERI (Melendugno)

Just **400 metres** from the crystal-clear waters of the Adriatic coast of Salento, this **detached villa** of approximately **140 sqm** is offered for sale in the peaceful seaside location of Torre Specchia Ruggeri, within the municipality of Melendugno.

This sought-after location is renowned for its beautiful beaches, natural coves, and close proximity to some of Salento's most iconic destinations, including San Foca, Roca, and the famous Grotta della Poesia.

The villa is surrounded by a **250 sqm paved private garden**, providing the perfect setting to enjoy outdoor living in complete relaxation. It is ideal for outdoor dining, creating a sunbathing area, or simply enjoying the peaceful Mediterranean atmosphere.

The property is arranged over **two levels**.

On the **ground floor**, the home opens onto a bright and welcoming **living room** with an **open-plan kitchen**, completed by a bathroom.

A staircase leads to the **lower level**, which houses the sleeping area. Despite being located on basement level, it offers excellent comfort thanks to its direct access to the outdoor spaces.

This floor includes **two spacious bedrooms**, a multipurpose room that can be used as a third bedroom, study, or hobby room, **two additional bathrooms**, and a practical storage room.



Each bedroom enjoys direct access to its own private outdoor area, ensuring natural light, privacy, and independence.

This property is an excellent choice as a holiday home, a permanent residence, or an investment opportunity for the holiday rental market, thanks to its strategic location just a short walk from the sea and in one of the most desirable seaside destinations along the Melendugno coastline.

The property is located 15 km from Lecce and approximately 70 km from Brindisi International Airport.

Property Informations

Address: Via Nettuno	Zip code: 73026
Livable surface: 140.00	Bedrooms: 2
Bathrooms: 3	Rooms: 3
Internal condition: Excellent	Floor: On two levels
Total floors: 2	Date of construction: 2009
Current condition: Available after the deed of sale	Garden: Private, 250 sq.m
Sea distance: 400 meter	Kitchen: Kitchenette

Features

Antenna: Independent	SAT Tv: Independent	Storage
Air conditioning	Electric system: Compliant with the regulations in force at the time of installation	Alluminium fixtures
Shutters	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			







