

Villa for Sale in Gallipoli

€ 850.000

Ref. CBI069-579-133218



500 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7

GALLIPOLI

PRESTIGIOUS VILLA SURROUNDED BY NATURE JUST MINUTES FROM THE MOST BEAUTIFUL BEACHES OF GALLIPOLI

In the heart of Salento, in a private and peaceful setting, stands this exclusive **villa** of approximately **350 sqm**, immersed in the tranquillity of the Gallipoli countryside and surrounded by a large **garden** and extensive **lands**, covering a total area of approximately 3 hectares.

A charming residence that perfectly combines privacy, nature and proximity to the sea, located just a 10-minute drive away (approximately 1 km as the crow flies) from the stunning Baia Verde, one of the most renowned seaside destinations along the Ionian coast, famous for its long golden sandy beaches, crystal-clear waters and spectacular sunsets.

The property is accessed via a private driveway leading to the entrance staircase and the spacious **portico**, from which the villa's interiors can be reached. The rooms are characterised by generous proportions, abundant natural light and a harmonious layout.

On the **ground floor** there is a large living room and a spacious separate eat-in kitchen. The two areas share a charming double-sided **stone fireplace**, an architectural feature that adds warmth and character to the spaces.

The sleeping area on the same level includes two comfortable bedrooms, one of which has a private bathroom, as well as a second bathroom serving the floor.

A convenient internal staircase leads to the **first floor**, where there is an additional living area, two bedrooms and two bathrooms. This



level opens onto a spectacular **panoramic terrace**, offering breathtaking views stretching across the sea and the entire Salento coastline.

Solar panels are installed on the rooftop, contributing to the home's energy efficiency.

The villa is completed by a **large garage** of approximately 200 sqm located on the basement level, ideal for accommodating several vehicles, creating a hobby area, a private gym or a spacious storage area, as well as an **independent room** of approximately 80 sqm, which can be adapted to a variety of uses according to individual needs.

This property represents a rare opportunity for those wishing to live surrounded by nature while enjoying the convenience of nearby services and the sea.

Thanks to its generous spaces and two-level layout, the property is an ideal solution both as an **exclusive private residence** and as a significant real estate investment. It also offers the possibility of being transformed into an **elegant hospitality property** with several independent apartments or a charming villa with suites, fully enhancing its **privileged location**, just minutes from Salento's most iconic beaches and set within a context of absolute tranquillity.

Gallipoli, with its enchanting historic centre, tourist harbour, traditional restaurants and some of the most appreciated beaches in the Mediterranean, is one of Salento's most sought-after destinations. It is only a few kilometres from other renowned seaside locations in the area, 35 km from Lecce and 75 km from Brindisi Airport.

Property Informations

Address: Strada Vicinale Monaci	Zip code: 73014
Bedrooms: 4	Bathrooms: 4
Rooms: 7	Internal condition: Excellent
Floor: Multilevel	Total floors: 3
Parking space: Uncovered	Date of construction: 1980
Current condition: Available after the deed of sale	Terrace: Present
Garden: Private, 30.000 sq.m	Sea distance: 1.000 meter
Kitchen: Eat-in kitchen	

Features

Terrace	Antenna: Independent	SAT Tv: Independent
High-speed internet connection	Fastweb connection	Fireplace
Air conditioning	Electric system: Compliant with the regulations in force at the time of installation	Shower
Wooden fixtures	Panoramic view	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			









