

Villa for Sale in Lecce Litorale € 650.000 Ref. CBI069-1441-133219



250 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

LECCE

VILLA WITH SWIMMING POOL AND LARGE GARDEN, JUST A FEW MINUTES FROM THE SEA

Located in **San Cataldo**, just 3 km from the sea and approximately 7 km from Lecce, we are pleased to offer for sale a **stunning detached villa** of approximately 160 sqm, completely renovated and surrounded by the peace and greenery of a **plot of almost 3,000 sqm**.

The villa is arranged over **two levels** and has undergone a **complete renovation**, carried out with high-quality finishes, carefully selected materials and meticulous attention to detail. The interiors are bright, welcoming and well laid out, with spaces designed to provide maximum comfort in everyday life.

The property is accessed via a charming **veranda**, providing a welcoming entrance and the perfect setting for entertaining guests or enjoying peaceful moments outdoors.

The main floor, at ground level, features a **bright and comfortable living area** comprising a spacious lounge with fireplace, a separate **kitchen** and a **bathroom**, while the sleeping area offers **two large double bedrooms** and a **second bathroom**.



Upstairs, there is a study, a versatile room that is ideal as a home office, relaxation area or potential hobby room. The study also provides direct access to the panoramic rooftop terrace, offering views over the surrounding greenery and the garden.

The true highlight of the villa is undoubtedly the beautiful **swimming pool** with sunbathing area, located at the rear of the property and completely immersed in the greenery of the approximately **800 sqm garden**. It is a wonderfully peaceful setting where you can spend your days outdoors in complete relaxation.

The remaining part of the plot, approximately 2,200 sqm, provides additional outdoor spaces to enjoy throughout the year and represents a significant added value to the property.

This beautiful property is the ideal solution both as a **private residence** for those seeking space and tranquillity, and as a **holiday home** or **prestigious investment**, in an exclusive setting just a few minutes from the sea and the city.

Property Informations

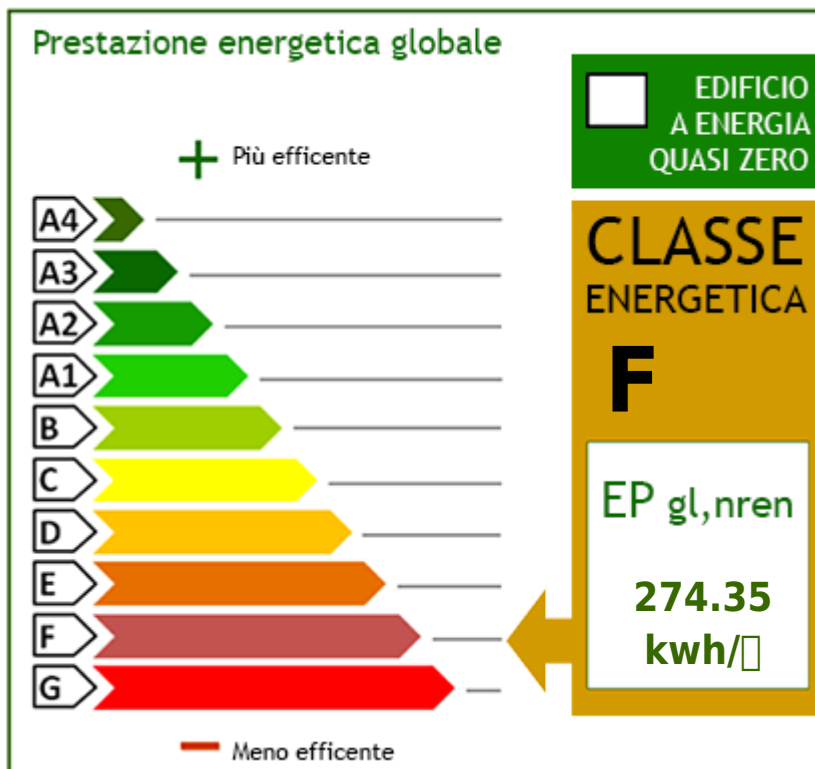
Address: SP364 Lecce - San Cataldo	Zip code: 73100
Livable surface: 160.00	Bedrooms: 2
Bathrooms: 2	Rooms: 4
Internal condition: Restored	Floor: Ground floor
Total floors: 1	Current condition: Available after the deed of sale
Garden: Private, 800 sq.m	Sea distance: 3.000 meter
Kitchen: Eat-in kitchen	

Features

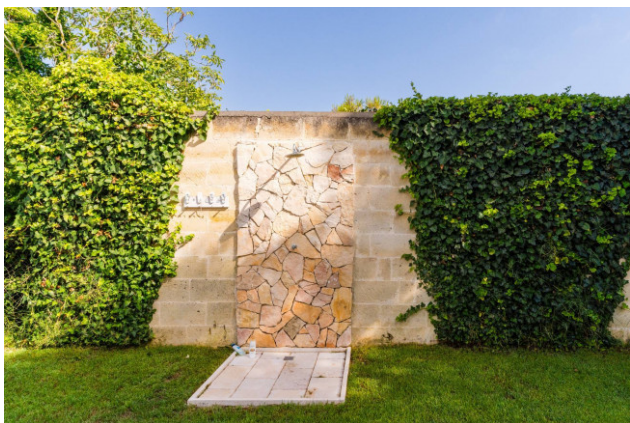
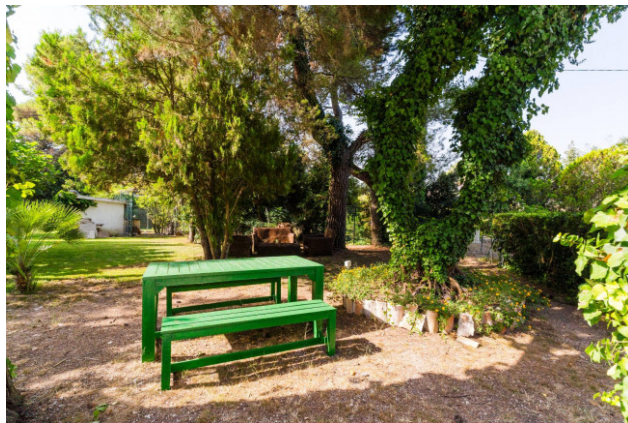
Antenna: Independent	SAT Tv: Independent	High-speed internet connection
Fastweb connection	Fireplace	Air conditioning
Electric system: Compliant	Shower	Wooden fixtures
Alluminium fixtures	Pool	Panoramic view
Airport distance	Shops distance or nearest city	

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			

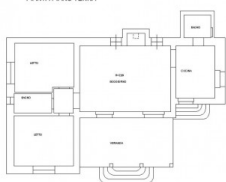








PIANTA PIANO TERRA



PIANTA PIANO PRIMO

