

Palace for Sale in Uggiano la Chiesa

€ 1.270.000

Ref. CBI069-553-133276



700 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 10

HISTORIC PALAZZO WITH PRIVATE GARDENS AND POOL IN THE HEART OF SALENTOPuglia â€” Lecce â€” Uggiano La Chiesa

Tucked away behind ancient walls in the historic heart of **Uggiano La Chiesa**, just moments from the main square, this exceptional 19th-century palazzo offers a rare combination of architectural heritage, understated elegance and complete privacy.

A residence of remarkable character, where the timeless beauty of traditional Salento architecture blends effortlessly with the intimacy of a secluded private retreat.

Beyond its discreet entrance lies a world of its own: **historic vaulted interiors, hidden gardens, sun-filled courtyards and a private swimming pool**, all sheltered from view and immersed in an atmosphere of tranquillity.

Timeless Salento ArchitectureThe palazzo preserves many of the architectural features that define the historic homes of southern Puglia. Magnificent **star-vaulted and barrel-vaulted ceilings** give the interiors a distinctive sense of grandeur, while the texture and warmth of traditional stone evoke the authentic character of Salento.

Natural light moves through the rooms throughout the day, highlighting architectural details that have endured for generations and creating interiors that feel both elegant and deeply connected to their history.

The residence extends over two floors, offering approximately **434 mÂ² of interior living space**, with generous proportions and rooms rich in character.

The main house features **five bedrooms and six bathrooms**, making the property equally suited to use as a prestigious private residence or as an exclusive boutique hospitality destination.

A Private Oasis in the Heart of the VillageOne of the most remarkable aspects of the property is its extraordinary sense of privacy.

Although located in the centre of the village, the residence is entirely enclosed within its historic walls, creating the feeling of a secluded



estate.

An internal courtyard of approximately **100 m²** and around **200 m² of gardens** form a series of intimate outdoor spaces where greenery, stone and architecture come together in complete harmony.

At the heart of the outdoor living area is the private swimming pool, surrounded by approximately **100 m² of dedicated poolside space**.

Designed for long summer days and warm Salento evenings, this area provides an idyllic setting for relaxing, entertaining guests or simply enjoying the peaceful atmosphere of the property.

The swimming pool measures approximately **8.00 Å— 3.20 metres**, with a depth ranging from approximately 1.20 to 2.20 metres.

Rooftop Living Under the Salento Sky Above the residence, an impressive **200 m² rooftop terrace** offers another exceptional outdoor setting.

Bathed in southern Italian light, the terrace provides generous space for lounging, dining and entertaining beneath the open Salento sky.

Additional balconies overlooking both the courtyard and garden extend to approximately **55 m²**, further enhancing the connection between the interiors and the surrounding outdoor spaces.

Independent Guest Accommodation Adding to the versatility of the estate is an **independent guest house**, offering private accommodation separate from the main residence.

This additional space is ideal for welcoming family and guests while preserving complete independence and privacy.

It also significantly enhances the property's potential as a **boutique hotel, luxury guesthouse or exclusive hospitality retreat**, allowing the historic identity of the residence to become the foundation for a distinctive hospitality concept in one of Puglia's most sought-after regions.

Approximate Areas

- Main residence â€" ground floor: **187 m²**
- Main residence â€" first floor: **247 m²**
- Garage: **60 m²**
- Cellar: **30 m²**
- Rooftop terrace: **200 m²**
- Courtyard-facing balconies: **10 m²**
- Garden-facing balconies: **45 m²**
- Internal courtyard: **100 m²**
- Gardens: **200 m²**
- Pool area: **100 m²**

The property also benefits from a substantial **60 m² garage** and an approximately **30 m² cellar**, providing valuable additional space and functionality.

An Exceptional Property in Authentic Salento Set just a few kilometres from the Adriatic coastline, the residence enjoys a privileged position from which to experience the landscapes, villages and crystal-clear waters of southern Puglia.

The historic city of **Lecce is approximately 45 km away**, while **Brindisi Airport is approximately 95 km from the property**.

Rarely does a residence combine such a central village location with this degree of privacy, architectural character and outdoor space.

Whether envisioned as an elegant private home in Puglia or transformed into an exclusive hospitality destination, this historic palazzo offers the opportunity to experience Salento from an exceptional perspective.

Hidden behind ancient walls, among vaulted ceilings, secret gardens and sun-drenched terraces, this is a home where privacy becomes a luxury and history becomes part of everyday life.

Property Informations

Address: via Casamassella, 24

Livable surface: 550.00

Bedrooms: 6

Bathrooms: 7

Rooms: 10

Internal condition: Excellent

Total floors: 2

Parking space: Covered

Date of construction: 1800

Current condition: Available after the deed of sale

Balconies: Present, 55 sq.m

Terrace: Present, 200 sq.m

Garden: Private, 200 sq.m

Sea distance: 6.000 meter

Kitchen: Present



Features

Antenna: Independent	SAT Tv: Independent	Storage
High-speed internet connection	Cellar: 30 □	Fastweb connection
Fireplace	Air conditioning	Telephone system
Electric system: Compliant	Shower	Preparation for alarm system
Pool	Airport distance	Shops distance or nearest city

Nearby

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











