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Indipendent house for Sell in Sanarica

📍 Via Caterina De Medici, Lecce, 73030 (LE)

540.000€



Contact info



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Description

PUGLIA – SALENTO – SANARICA

In the authentic heart of Salento, in the quiet village of **Sanarica**, we offer for sale a **typical Salento-style residence of approximately 242 sqm, with a beautiful front courtyard of about 130 sqm, partly planted and finely renovated, where elegance and tradition meet through star-vaulted ceilings, wall niches, cement tiles, and details of irresistible charm.**

Dating back to 1632, this residence is a true gem of Salento architecture. It is a unique property composed of three residential units, skillfully connected by charming internal courtyards. This layout gives movement and character to the property, allowing for independent spaces that are harmoniously united by the home's cohesive atmosphere.

Original historical elements, such as the star-vaulted ceilings in Lecce stone and the inscription carved in stone with the date 1632, lend timeless charm to each room. As you walk through the house, you can admire typical local architectural details-from the stone walls to the slab stone floors-that tell the centuries-old story of this residence. At the same time, it offers modern comforts: it is equipped with heating and air conditioning to ensure year-round livability, along with an irrigation system that keeps the gardens and Mediterranean plants in the courtyards lush and thriving.

The main courtyard, embraced by ancient pale stone walls, features citrus trees and shaded relaxation areas, creating a peaceful outdoor oasis. Indoor and outdoor spaces merge in a continuous dialogue: doors and windows open onto the patios, allowing the Apulian sunlight to illuminate the interiors and offering pleasant views of the private greenery. Each residential unit has its own identity-ideal for hosting guests or accommodating family members with privacy-yet all the areas converge in a coherent vision rich in historical charm.

The main part of the house opens onto a characteristic living room, leading to a very distinctive kitchen featuring a large carved stone fireplace with an ancient Latin inscription. There is also a bedroom with an en-suite bathroom and a charming, spacious walk-in closet cleverly created within an old fireplace. This area also includes an additional bathroom and a convenient laundry room.

A wrought iron staircase leads to the mezzanine, where a second spacious double bedroom is located.

From the courtyard, via ancient stone stairs, you reach another bedroom with its own bathroom, where the shower has been creatively integrated into an old fireplace.

The third part of the property, on the ground floor, consists of an apartment with a living room, kitchenette, bathroom, and a double bedroom.

An additional space has been created in the basement, comprising a room featuring a unique, built-in sunken bathtub and a bathroom.

The property also includes an outdoor kitchen area known as the "Orangerie," complete with a kitchen and fireplace, accessible through a glass door.

The rooftop terraces offer yet another livable outdoor space, perfect for outfitting as desired.

Located in the heart of Salento, the property enjoys a strategic position: immersed in the tranquility of the village yet just a 15-minute drive from the stunning coastline of Otranto and around half an hour from the baroque city of Lecce.

This historic home is perfect for those looking to experience the authenticity of an ancient Salento village without sacrificing modern comforts and proximity to the region's main attractions.

Sold fully furnished, it is ready to be lived in immediately: a residence that combines history, elegance, and comfort, offering a uniquely refined living experience.

Details

 Property ID: CBI069-2123-132861	 Surface: 276.00 m²
 Rooms: 6	 Garden: Privato, 130 sqm
 Bathrooms: 5	 Energy Class: D
 Bedrooms: 4	

Property Features

 Floor: Ground floor	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 276.00 m²
 Rooms: 6	 Bedrooms: 4
 Bathrooms: 5	 Kitchen: Habitable
 Position: Central	 Shower: Yes
 Garden: Private, 130 sqm	 Fireplace: Yes
 Terrace: Present	

Nearby



Gyms



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Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



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Bar



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