



COLDWELL BANKER
GRUPPO BODINI

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Indipendent house for Sell in Melpignano

📍 Via Dante Alighieri, Lecce, LE

320.000€



Contact info



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Description

Puglia – Lecce – Melpignano

In the authentic heart of Salento, overlooking the beautiful main square of Melpignano, the renowned town of the Taranta festival, we offer for sale an exclusive 170 sqm Salento-style residence with timeless charm.

Formerly used as a rectory, the property has undergone a meticulous and refined restoration, carried out in full respect of traditional Salento architecture.

Every room preserves original details of remarkable value: magnificent star-vaulted ceilings, antique flooring, authentic materials, and a striking curved staircase enhanced by an evocative half-dome vault.

The residence is arranged over two independent levels, making it ideal both as a prestigious private home and as an elegant boutique hospitality property.

The ground floor features the living area composed of:

- entrance hall with mezzanine, suitable as a study or walk-in wardrobe,
- dining room,
- kitchenette,
- bathroom.

From both main rooms there is access to the characteristic private outdoor space, typical of ancient Salento homes, featuring a large stone fireplace, an open-air area, and a charming hanging garden.

Through the ancient staircase, you reach the upper floor where the sleeping area is composed of:

- spacious master bedroom with en-suite bathroom,
- large living room with fireplace, easily convertible into a second bedroom,
- bathroom.

Both the bedroom and the living room have access, via staircase, to a characteristic terrace overlooking the village's main square directly.

A second staircase also leads to the panoramic rooftop terrace.

The presence of two independent entrances allows the two levels of the property to function completely autonomously.

A unique residence immersed in one of the most authentic and characteristic historic centers of Salento, perfect for those wishing to experience the magic of the area or invest in an exclusive hospitality property in the heart of Gre?a Salentina.

Melpignano is only 18 km from Otranto, 35 km from Lecce, and 85 km from Brindisi Airport.

Details



Property ID: CBI069-2123-133154



Surface: 170.00 m²



Rooms: 5



Garden: Privato, 25 sqm



Bathrooms: 3



Energy Class: E EP glnr: 160.69 kwh/m²



Bedrooms: 2

Property Features



Floor: On two levels



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **170.00 m²**



Rooms: **5**



Bedrooms: **2**



Bathrooms: **3**



Kitchen: **Habitable**



Position: **Central**



Shower: **Yes**



Garden: **Private, 25 sqm**



Fireplace: **Yes**



Terrace: **Present**

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

Images









