



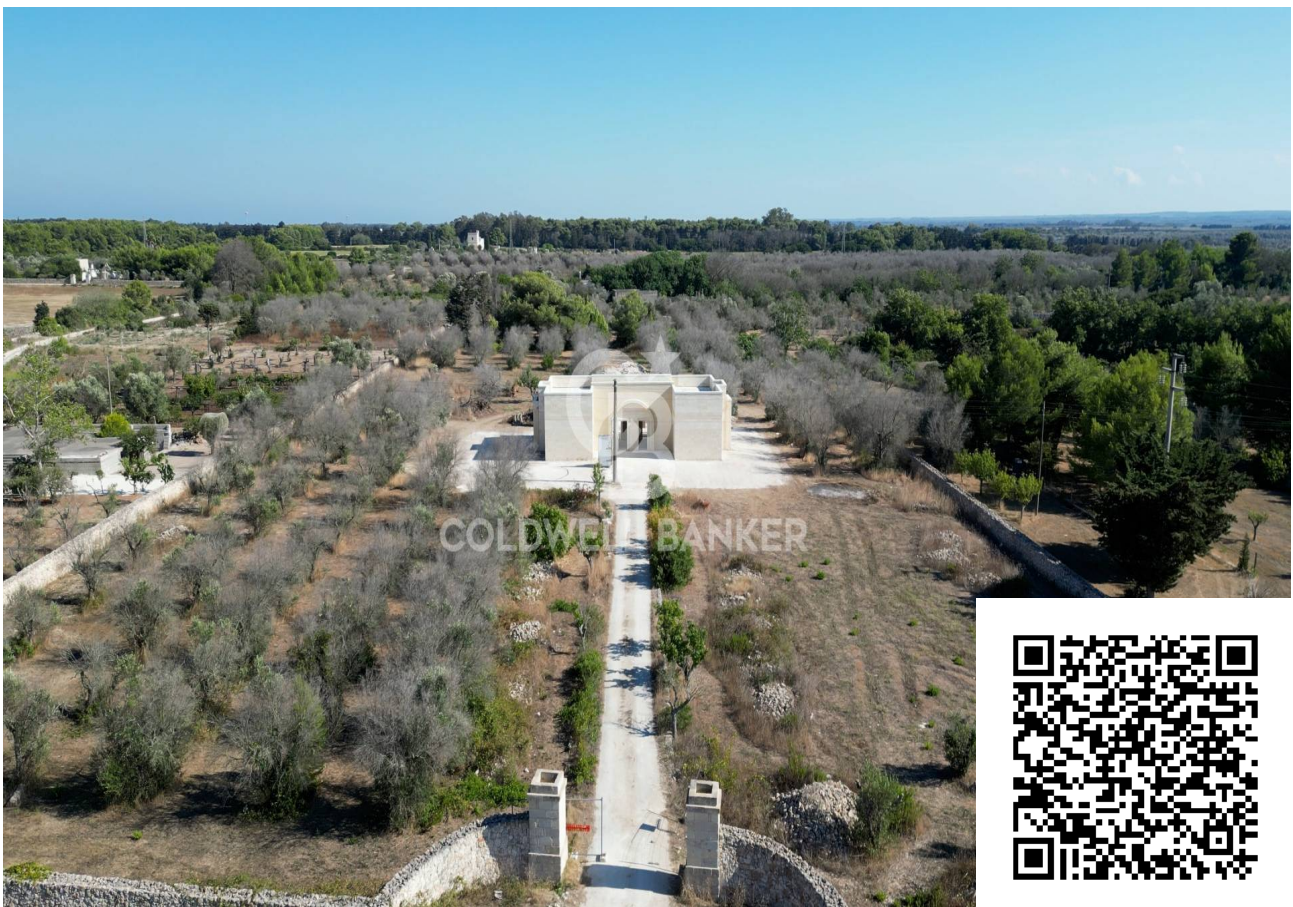
COLDWELL BANKER
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Villa for Sell in Melendugno - Area: Torre S.Andrea

📍 Contrada Malepezza, Lecce, 73026 (LE)

470.000€



Contact info



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Description

BORGAGNE (MELENDUGNO) – LECCE – SALENTO

Nestled in the Salento countryside, on the Borgagne-S.Andrea provincial road, we are pleased to welcome you to a true oasis of luxury and relaxation, set on a plot of approximately 12,000 square meters, just steps from the splendid beaches of the Melendugno marina.

Villa Malepezza is a property under construction that respects the charm of traditional Apulian homes with typical star vaults and dry stone walls, with a unique and refined style complemented by large greenery for exclusive use and a magnificent skimmer swimming pool.

From the entrance gate to the residence, a 60-meter driveway leads to a comfortable patio leading to the spacious living room with magnificent exposed vaulted ceilings. On either side of the main living room are four spacious, comfortably proportioned rooms, currently designated as a kitchen, and three double bedrooms, as well as two bathrooms. Their use can still be modified as needed. The living area is approximately 115 square meters, all rooms are very bright and have direct access to the paved outdoor areas.

The large windows in the living room open to the rear of the property, which features a 40-square-meter pergola offering shade and relaxation on hot days, overlooking the pool and solarium. The entire property is enclosed by magnificent dry stone walls averaging 1.2 meters high. The street front will be lined with plants or trees that will screen the entire property.

The advertised price refers to the property in its advanced rustic state. The works included in the request include:

- iron main entrance gate finish with provision for electric mechanical opening
- creation of outdoor areas and showers near the swimming pool and serving it with an attached barbecue and sink
- moving the current electricity pole towards the border wall.

Melendugno is just 5 km from the Torre Sant'Andrea marina, 6 km from Torre dell'Orso, 15 km from Otranto, 23 km from Lecce, and 55 km from Gallipoli. It is also 80 km from Brindisi Airport.

Details



Property ID: CBI069-2246-132685



Surface: 11915.00 m²



Rooms: 5



Garden: Privato, 400 sqm



Bathrooms: 2



Bedrooms: 3

Property Features



Floor: Ground floor



Conservation status: Raw



Current condition: Under construction



Surface: 11915.00 m²



Rooms: 5



Bedrooms: 3



Bathrooms: 2



Kitchen: Habitable



Position: Peripheral



Garden: Private, 400 sqm



Swimming pool: Yes

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

