



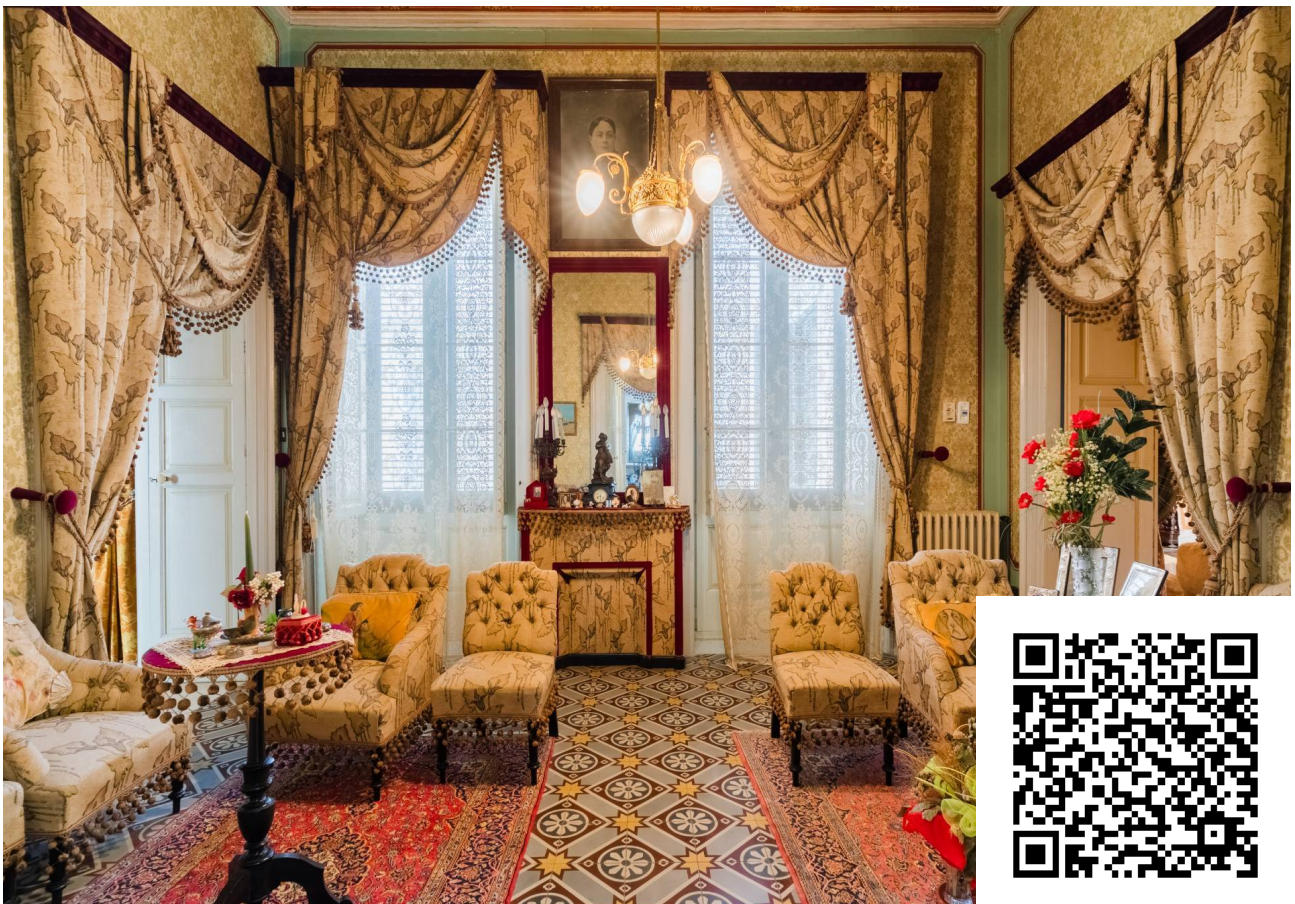
COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
P.IVA e C.F.: 04756020758
Tel.: (+39) 0832 099369

Building for Sell in Squinzano

📍 Piazza Vittoria, Lecce, 73018 (LE)

2.490.000€



Contact info



Coldwell Banker Gruppo Bodini

Loredana Latino

Phone: +39 0832 099369
Email: loredana.latino@cbitaly.it

Description

SQUINZANO

In the authentic heart of Squinzano, where time seems to flow with elegance and gentle pace, a residence rich in history opens its doors: a prestigious portion of the historic **Palazzo Frassaniti**, a refined early 20th-century home and a perfect expression of Liberty style.

Crossing the threshold means stepping into an atmosphere suspended between art and memory. The eye is drawn upward to soaring ceilings adorned with delicate, theatrical frescoes, where light and color dance across star-vaulted ceilings, giving each room a unique and unmistakable soul.

The property, extending over approximately 2,000 sqm and arranged on two levels connected also by an elevator, preserves intact the charm of noble Salento residences of the past. Outside, a garden of about 3,650 sqm unfolds like an enchanted world: a lush, tranquil green oasis where the scents of citrus trees and aromatic plants accompany every step. Overlooking the elegant Piazza Vittoria, one of the largest and most evocative squares in Puglia, the Palazzo enjoys a privileged setting, balanced between the breath of public gardens and the vibrant heart of the town.

The history of this residence dates back to 1898, when Commendatore Francesco Frassaniti entrusted engineer Gaetano Marschiezck with the creation of an ambitious and visionary project, completed in 1901: a residence that still inspires wonder and fascination today.

The entrance leads through a charming internal courtyard, where arches and columns create harmonious perspectives. From here, an imposing staircase rises to the first floor (piano nobile), preceded by a balcony featuring the family crest; a detail that speaks of pride and tradition.

On the **first floor**, spanning approximately 800 sqm, the main residence unfolds: elegant and light-filled spaces follow one another in an emotional sequence of frescoed salons, intimate dining rooms, and a majestic reception hall where every detail conveys beauty and prestige. Bedrooms, bathrooms, and traditional sitting rooms with historic kitchens complete this level, along with a stunning panoramic terrace of about 420 sqm, offering views over the square and the private garden.

The **ground floor**, with its approximately 1,200 sqm, retains the working soul of the property: historic production spaces such as the winery and olive oil mill, stables, storage rooms, and offices tell a story rooted in craftsmanship, tradition, and deep ties to the land.

The **garden**, finally, is pure poetry. Among shaded paths and hidden corners, one encounters romantic fountains-the water lily fountain, the water bearer, and the dreamer-alongside evocative statues, pergolas draped in wisteria and jasmine, a wishing well, the rabbit house, the belvedere tower, and intimate spaces that invite quiet contemplation. Here, every element seems to whisper a story, every detail contributes to creating a place beyond time.

Palazzo Frassaniti is not just a property: it is an experience, a journey into beauty, a fragment of history to be lived and cherished.

Contact us for more information-we will be delighted to guide you through the discovery of this extraordinary residence.

Details

 Property ID: CBI069-553-133101	 Surface: 2400.00 m²
 Rooms: 26	 Garden: Privato, 3.650 sqm
 Bathrooms: 3	 Energy Class: E EP glnr: 159.07 kwh/m²
 Bedrooms: 4	

Property Features

 Floor: On two levels	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 2400.00 m²
 Rooms: 26	 Bedrooms: 4
 Bathrooms: 3	 Kitchen: Habitable
 Position: Central	 Elevator: 1
 Balconies: Presente	 Shower: Yes
 Garage: Shed	 Garden: Private, 3.650 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



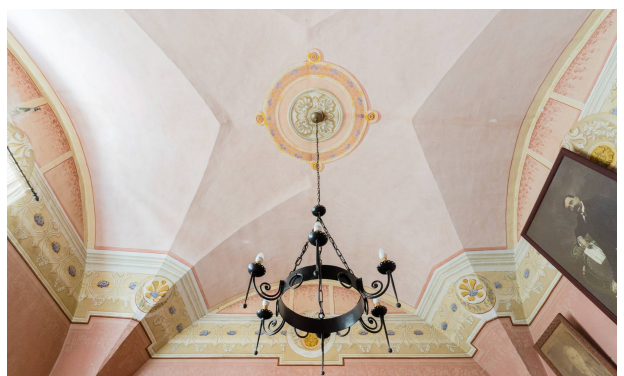
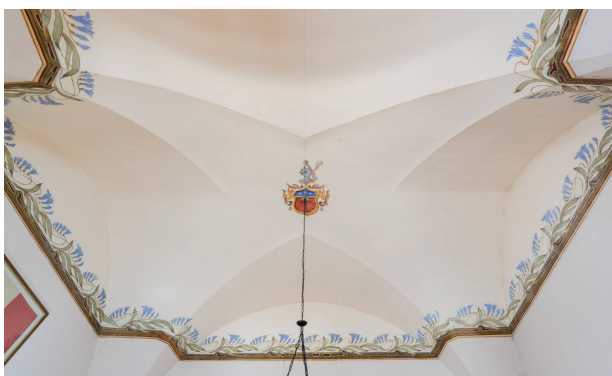
Shopping centres

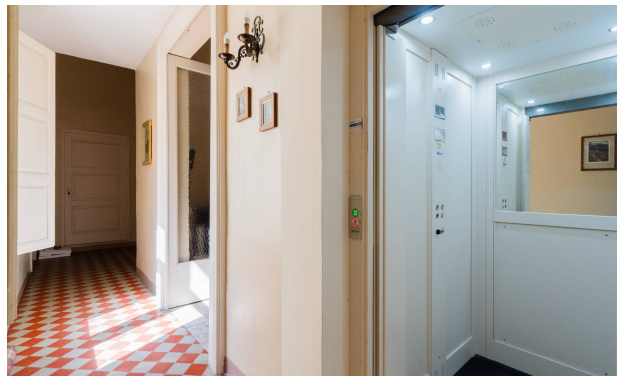


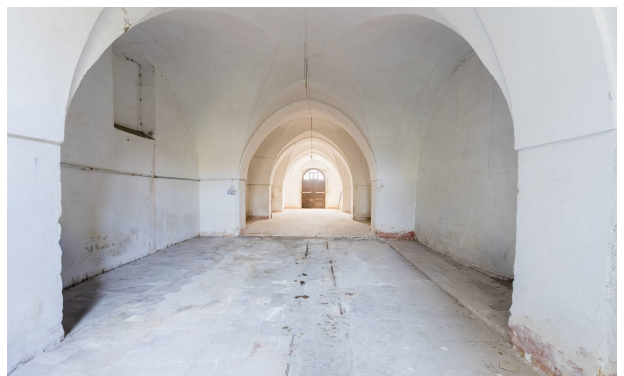
Municipal office

Images









Deposito

