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Villa for Sell in San Cesario di Lecce

📍 Via Pepini, Lecce, 73016 (LE)

450.000€



Contact info



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Description

SAN CESARIO – LECCE – SALENTO

Detached Villa with 4,200 sqm Garden Just 1 km from Lecce

Just **1 km from Lecce**, we are pleased to offer for sale this **elegant detached villa of approximately 220 sqm**, arranged over two levels and surrounded by a **beautiful private garden of approximately 4,200 sqm**.

The property is characterised by **generous living spaces, abundant natural light and excellent privacy**, making it the ideal choice for those wishing to enjoy a peaceful setting surrounded by greenery while remaining just a few minutes from the centre of Lecce.

The **raised ground floor, measuring approximately 110 sqm**, opens onto a bright and welcoming **open-plan living area**, comprising a lounge, dining area and open-plan kitchen. Spacious and inviting, this living space is enhanced by pleasant views over the surrounding garden.

The sleeping area features **two generously sized double bedrooms and two bathrooms**.

One of the villa's most distinctive features is the **large veranda of approximately 100 sqm**, which wraps around all four sides of the property and fills the interiors with natural light.

A true **outdoor living space**, the veranda is perfect for al fresco dining, entertaining family and friends or simply relaxing and enjoying the beautiful weather in complete tranquillity, surrounded by the garden.

The **lower-ground floor, also measuring approximately 110 sqm**, offers equally spacious and highly versatile accommodation. It includes a **large recreation room with fireplace**, two bathrooms and **three generous multi-purpose rooms**, which can be adapted to suit a variety of needs. Two of these rooms could also be converted into **garages**.

Thanks to the particular layout of the property, the lower-ground floor benefits from good natural light and opens directly onto a **large courtyard of approximately 100 sqm**, with its own **independent entrance** separate from the upper floor. This feature makes the lower level particularly versatile and suitable for creating independent guest accommodation, a home office, a private gym or additional leisure spaces.

Surrounding the villa is a **lush private garden of approximately 4,200 sqm**, one of the property's most appealing features.

Beautifully maintained and rich in vegetation, the garden is enhanced by **ornamental plants, a variety of mature trees and a charming small pine grove**, creating a peaceful and secluded atmosphere while offering relaxing views of the greenery from every room in the house.

The generous outdoor spaces also offer plenty of scope for creating dedicated areas for relaxation, entertaining and outdoor living, with the added possibility of **building a swimming pool**.

The villa is also equipped with a **10 kW photovoltaic system**, an important feature that contributes to improved energy efficiency and reduced energy costs.

Main distances: Lecce 1 km, the Salento coast 19 km, Gallipoli 36 km and Brindisi Airport 50 km.

A **bright and elegant detached property surrounded by greenery**, ideal both as a permanent residence and as a prestigious home near Lecce, perfect for those seeking **privacy, generous indoor and outdoor spaces and the convenience of being just minutes from the city**.

Details

 Property ID: CBI069-553-133254	 Surface: 550.00 m²
 Rooms: 7	 Garden: Privato, 4.200 sqm
 Bathrooms: 4	 Energy Class: A4
 Bedrooms: 3	

Property Features

 Floor: On two levels	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 550.00 m²
 Rooms: 7	 Bedrooms: 3
 Bathrooms: 4	 Kitchen: Kitchenette
 Position: Residential area	 Shower: Yes
 Parking space: Covered	 Garden: Private, 4.200 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





