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GRUPPO BODINI

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

Villa for Sell in Patù

📍 Via Pozzo Pasulo, Lecce, 73040 (LE)

595.000€



Contact info



Coldwell Banker Gruppo Bodini

Loredana Latino

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

Description

PATU'

Panoramic villa with swimming pool in Patu', just a few minutes from the sea

Set in one of the most charming locations of Morciano di Leuca, surrounded by peace and quiet yet only a short distance from the beautiful seaside resorts of southern Salento, we offer for sale an **independent villa** with swimming pool that combines breathtaking views, privacy, and great versatility.

The property stands on a **plot of approximately 5,000 sqm** and enjoys a privileged setting, with open views stretching all the way to the sea and the relaxed atmosphere that makes this area increasingly sought after, both by those looking for a private residence and by investors interested in the tourism sector.

The villa is arranged over **two levels**, with a total surface area of approximately 310 sqm, and benefits from **double access** via two parallel roads, a feature that further enhances its functionality and independence.

The property is currently divided into **two independent apartments**: one on the ground floor of approximately 140 sqm and one on the first floor of approximately 170 sqm.

The **ground-floor apartment** currently consists of two living areas with lounge and kitchenette, 4 bedrooms, 2 bathrooms, and a storage room.

The apartment overlooks a large covered porch, ideal for enjoying outdoor spaces during the warmer months, and can easily be divided into two smaller units.

The **first-floor apartment** consists of a large and bright living room, kitchen, 3 bedrooms, and 2 bathrooms, and has access to a covered terrace of approximately 18 sqm as well as the entire **panoramic rooftop terrace**, from which you can enjoy pleasant sea views and breathtaking sunsets.

Outside, the property is enhanced by a **10x4-meter infinity pool** with a sunbathing area, perfect for relaxing and entertaining, as well as land equipped with a well for irrigation.

What makes this villa particularly appealing is its ability to adapt to different needs. The current layout, with four independent units, makes it ideal for **hospitality use or tourist rentals**, taking full advantage of the area's popularity. At the same time, the spaces can easily be redesigned, transforming the property into a **villa for two families** or into a prestigious **single-family residence**, perfect for year-round living or holidays in complete privacy.

The property will be sold complete with a certificate of occupancy, and the area currently in shell condition will be fitted with windows and doors.

A unique opportunity combining location, views, generous spaces, and outstanding potential, just a few minutes from renowned destinations such as Torre Vado, Pescoluse, and Santa Maria di Leuca.

Details



Property ID: CBI069-835-133149



Surface: 400.00 m²



Rooms: 11



Bathrooms: 4



Energy Class: F EP glnr: 242.11 kwh/m²



Bedrooms: 7

Property Features



Floor: On two levels



Conservation status: Renovated



Current condition: Free upon deed



Surface: 400.00 m²



Rooms: 11



Bedrooms: 7



Bathrooms: 4



Kitchen: Habitable



Position: Residential area



Balconies: Presente



Shower: Yes



Parking space: Uncovered



Fireplace: Yes



Swimming pool: 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





