



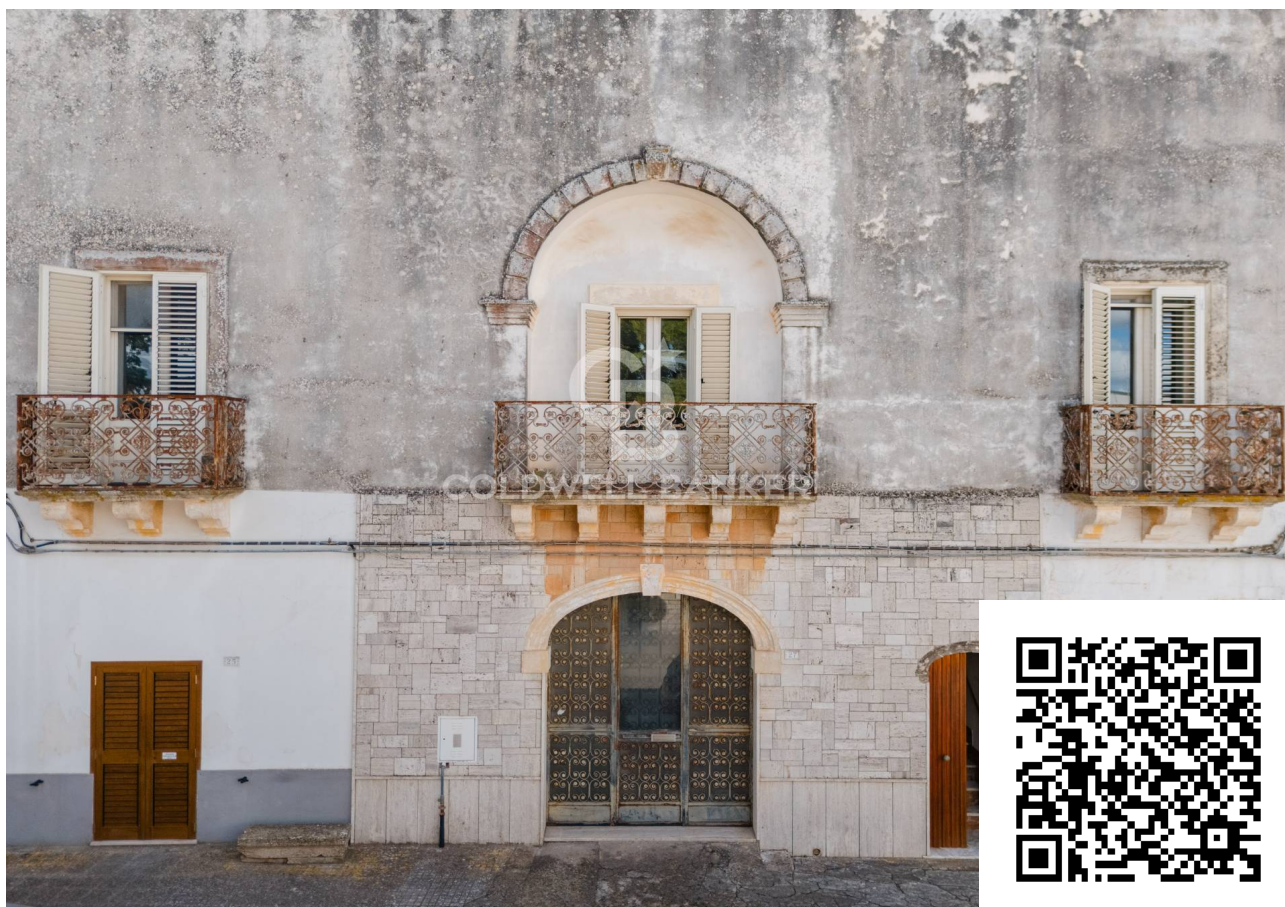
COLDWELL BANKER  
ITALY

Coldwell Banker Gruppo Bodini  
Piazza Dante Alighieri, 43 - 73013 Galatina  
P.IVA e C.F.: 04756020258  
Tel.: (+39) 0836211782

# Indipendent house for Sell in Soletto

📍 Via Duca Degli Abruzzi, Lecce, 73010 (LE)

190.000€



## Contact info



Coldwell Banker Gruppo Bodini

**Manuela Maiorano**

Phone: 0836211782

Mobile: 3887927177

Email: manuela.maiorano@cbitaly.it

# Description

Duca Degli Abruzzi Street

In the heart of Soleto's historic center, nestled among quiet alleys and evocative Lecce stone architecture, lies the entrance to a refined, two-level detached residence that preserves the distinctive character and architectural heritage of the Salento region.

With a total surface area of approximately 344 m2, this residence represents a perfect balance between the timeless charm of tradition and the needs of a contemporary lifestyle.

On the ground floor, the entrance leads to a bright and airy space, enhanced by a barrel vault that immediately conveys a sense of welcome and authenticity. On the left side, the functional and well-integrated kitchen opens onto a large outdoor storage area, perfect for utility or storage. On the opposite side, a small room offers the possibility of being converted into an elegant guest bathroom or a private study.

The true soul of this level is revealed in the internal garden: an oasis of tranquility and privacy, surrounded by citrus and pomegranate trees, where stone meets greenery in a harmonious fusion of nature and architecture. This authentically Mediterranean outdoor space lends itself to multiple interpretations: from an open-air living room to a winter garden, from a relaxation area to a small private herb garden. An external stone staircase provides direct access to the upper floor, offering a second connection between the two levels, in addition to the internal staircase.

On the first floor, a generous hallway leads to the living and sleeping area.

The intimate and convivial living area features a cozy dining area and a charming cast iron range cooker, original to the period, which testifies to the property's historic character and reflects the domestic habits of the past. Adjacent to the kitchen is a practical and well-organized laundry room. The dining area leads to a level terrace, an intimate and charming space that, with just a few renovations, can be transformed into a charming roof garden, ideal for relaxing or dining al fresco under the Salento stars.

The three spacious and bright double bedrooms maintain the noble, intimate atmosphere of ancient homes: one is adorned with a fresco, and another with a stone fireplace and a balcony overlooking the surrounding alleys. A private and quiet study further enhances the layout. The generously proportioned master bathroom, with a window, is a true haven of well-being: airy, elegant, and easily customizable.

This home is not simply a house: it is a container of stories, identity and potential.

Ideal as a private residence, holiday home or charming accommodation facility, it is an investment with cultural and emotional value.

A property combining aesthetics, functionality, and authenticity, in the heart of one of Salento's most charming villages.

# Details



Property ID: CBI104-2688-314



Surface: 344.00 m²



Rooms: 11



Garden: Privato, 150 sqm



Bathrooms: 2



Energy Class: F EP glnr: 212.72 kwh/m²



Bedrooms: 4

# Property Features



Floor: On two levels



Conservation status: **Discrete**



Current condition: **Free upon deed**



Surface: **344.00 m²**



Rooms: **11**



Bedrooms: **4**



Bathrooms: **2**



Kitchen: **Present**



Position: **Central**



Balconies: **Presente**



Garden: **Private, 150 sqm**

# Nearby



Gyms



Spa



Football Fields



Fitness Centers



Tennis Courts



Bike Lanes



Playgrounds



Railway Station



Public Transport



Kindergarten



Elementary Schools



Schools



High Schools



Cafe



Post Offices



Shopping Centers



Municipal Offices

Images



