Coldwell Banker Gruppo Bodini
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Villa for Sell in Nardò

Via Carignano Grande, Lecce, 73048 (LE)

695.000€

Contact info

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Description

NARDO’ – SALENTO

In Nard?², a charming town in the province of Lecce, renowned for some of Salento’s most picturesque coastlines, we offer for sale a property with great potential: approximately 310 square meters of covered space set within approximately 17,000 square meters of land.
The property has two separate entrances, one main with an electric gate and another service entrance.

Currently used as a farm stay, the property remained operational until last season, earning excellent reviews from guests from around the world over the years. Successfully launched in 2010, it enjoys a strategic location, equidistant from the town center and the Porto Selvaggio and Palude del Capitano Regional Natural Park, a popular destination for lovers of pristine nature and outdoor activities.

Once through the first gate, an entrance driveway leads to the main courtyard. The villa stands out for its delicate pastel pink fa?§ade with cream-colored details. A graceful archway leads to the pergola area, a prelude to the heart of the property: the reception hall.
This bright and welcoming space is enhanced by a double entrance, large French windows on both sides, and a horizontal window overlooking the terrace, providing extraordinary natural light. Here, too, we find a “joker” room with a private bathroom, originally used as a kitchen/laundry room and currently being converted: a versatile space that could become an additional guest bedroom or a caretaker’s quarters.
To the right of the foyer is the spacious main living room, preceded by a central fireplace that lends warmth and atmosphere to the large, multifunctional open space. The space comprises a modern kitchen, a dining area, and a comfortable living room. Numerous openings, including a large glass wall, lead to the adjacent terrace and the garden with a young citrus grove, creating seamless continuity between interior and exterior.

The sleeping area, on the other hand, is preceded by a central corridor that leads to the six double bedrooms, all equipped with hot/cold air conditioning and private bathrooms with shower, supplied with hot water by means of a solar thermal system.
Each room has direct access to the surrounding patio and garden via French doors complete with mosquito nets and aluminum shutters. The layout of the rooms ensures functionality, privacy, and comfort, making the property ideal both as a prestigious private residence and as a valuable investment. A convenient external staircase leads to an additional room with a private terrace, and the ground floor also features two additional utility rooms.

Built with high-quality materials, the property was renovated in 2020 and is in good overall condition, although some routine maintenance is required before it can be occupied. The exterior features authentic materials such as Lecce stone chianche and dry stone walls, creating a harmonious balance between rustic and modern. Historic local features, such as the original farmyard, have been preserved and enhanced to showcase the rural tradition of the past, and the wood-fired oven, crafted by a local craftsman, further enhances the outdoor space, offering the ideal setting for convivial al fresco dining in complete privacy.
This property represents a fully established hospitality business and a solid, versatile investment with exciting potential for further development.

A Coldwell Banker Exclusive!
Contact our agency for more information or to book a viewing of the property.

Details

- Property ID: CBI104-2945-336
- Surface: 309.00 m²
- Rooms: 9
- Garden: Privato, 17.000 sqm
- Bathrooms: 7
- Energy Class: D EP glnr: 127.51 kwh/m²
- Bedrooms: 6

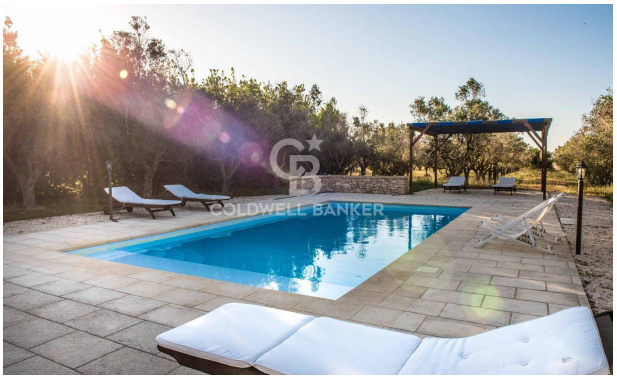
Property Features

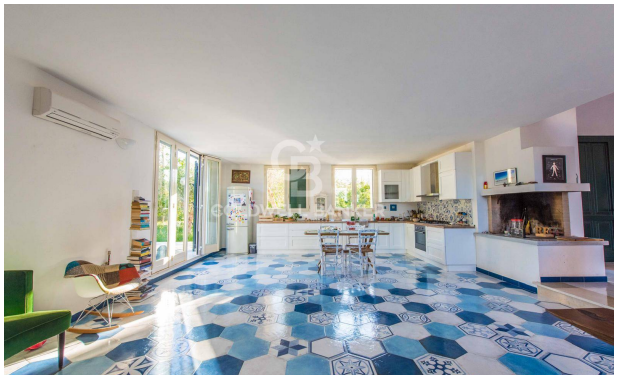
- Floor: Ground floor
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 309.00 m²
- Rooms: 9
- Bedrooms: 6
- Bathrooms: 7
- Kitchen: Exposed
- Position: Residential area
- Parking space: Uncovered
- Garden: Private, 17.000 sqm

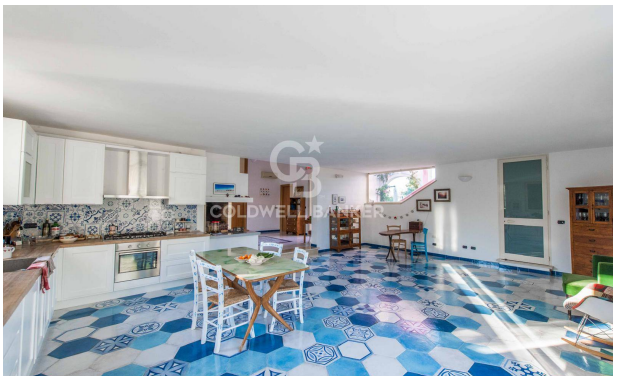
Nearby

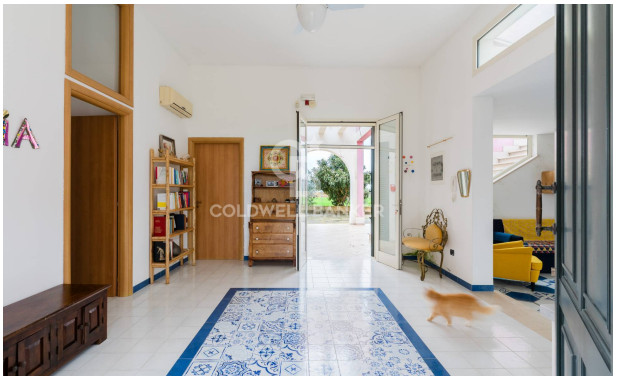
- Gyms
- Spa
- Football Fields
- Fitness Centers
- Tennis Courts
- Bike Lanes
- Playgrounds
- Railway Station
- Public Transport
- Kindergarten
- Elementary Schools
- Schools
- High Schools
- Cafe
- Post Offices
- Shopping Centers
- Municipal Offices

Images









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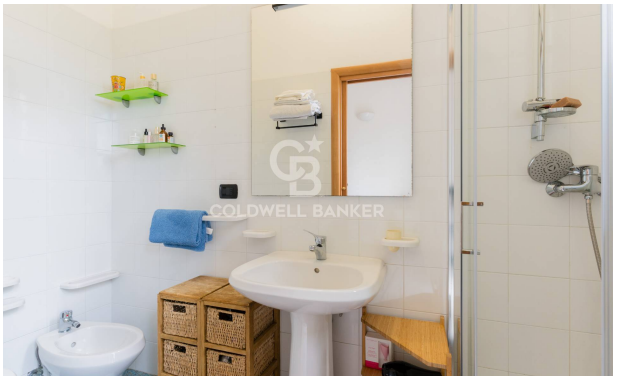
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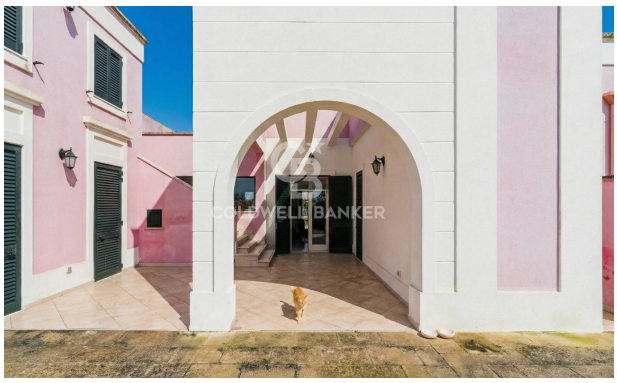
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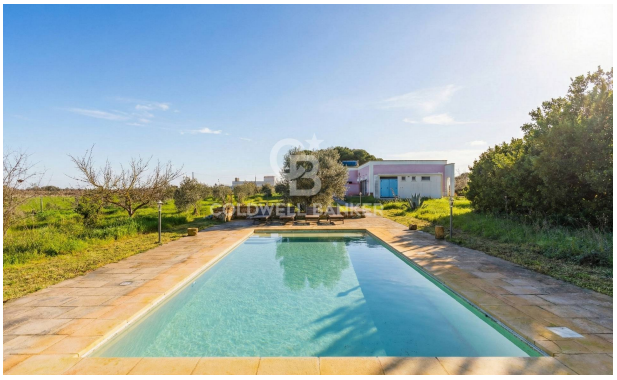
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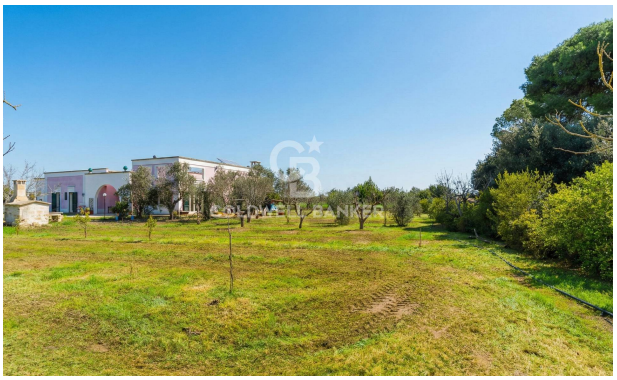
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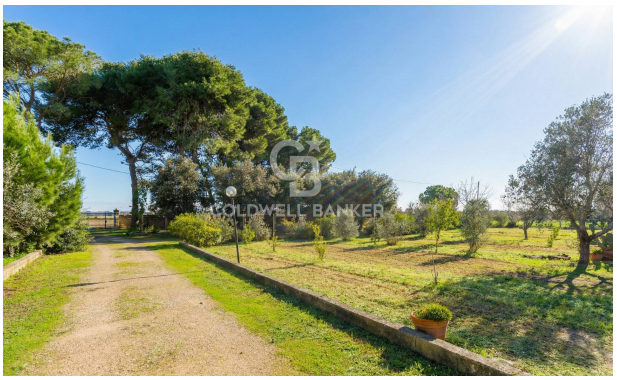
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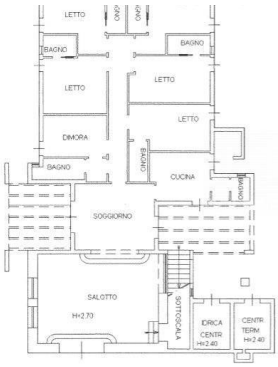
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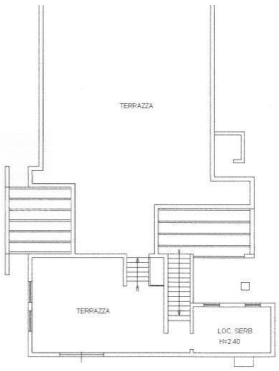
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