



## NARDĀ<sup>2</sup> VILLA FOR SALE



The villa has been built in 1800 and has been used by local aristocratic family up to the beginning of 1900. Left for a long time, the new owners restored it bringing it back to former glory. The position is simply enchanting, totally submerged in the mediterranean scrub with sea views on the Ionian Sea in the peaceful apulian countryside. The villa is on two levels with three bedrooms on groundfloor and two independent suites of first floor, seven bathrooms, a wide kitchen, lounge, reception room, a small indoor SPA with Jacuzzi and sauna (under construction), outdoor heated swimming pool, an ancient cellar totally digged in the rock (70 sq.m) and 180 sq.m terraces on first floor overlooking the neighbourhood with stunning views across the countryside and see. The villa is 400 sq.m and stands on a plot of land of 8000 sq.m, totally fenced with traditional drystone walls and enclosing a lovely garden. All bedrooms have their own bathroom (with marble finishings), air conditioners, central heating, TV, safe box. The two suites on first floor has their own terrace. More: villa has alarm system connected with surveillance company, electric gate, the internal paving is a special Venetian clay floor. Central heating system is provided by gas condensation boiler and on top roof terrace there are additional 11 solar panels which provides hot water either for bathrooms/kitchen or heating system. The nearest beaches are 3km drive away, the protected area of Porto Selvaggio is only 7km, while the nearest international airport is in Brindisi (60km), Lecce is only 25 km away. The villa can be easily converted in a luxury BeB or used as private luxury residency.

- Ref. code: p-IT-00080-5
- Price: € 1.300.000
- Type: Villas



