



Symphonya Luxury Real Estate

AGENCY — NARDÒ

MONTERONI DI LECCE — PUGLIA

## Exclusive charming villa

€ 1.350.000

PRICE

350 m<sup>2</sup>

SQUARE METRES

5

ROOMS




## DESCRIPTION

# Exclusive charming villa

In the heart of the Area della Cupa in Monteroni di Lecce stands a villa that represents one of the most authentic and refined ways of experiencing Salento living. The location is perfectly balanced between convenience and privacy: the town center of Monteroni and the city of Lecce are very close, yet here the atmosphere is defined by true silence, nature and open space. Access to the property is through a charming pine-lined avenue that immediately sets the tone of the estate, leaving the road behind and entering a landscape of greenery where the rhythm, light and sounds change noticeably. The villa, measuring approximately 350 sqm, is set within about 2.2 hectares of private land which also includes a traditional Salento rural tool house, a tangible reminder of the area's agricultural heritage. The interiors feature magnificent star and barrel vaults, carefully selected materials and a renovation that preserved the original character while integrating contemporary comforts. Every room is equipped with fan coil systems

while two solar panels on the roof power the heat pumps. Enhancing the living spaces are three stone fireplaces that contribute to a warm and welcoming atmosphere while offering natural warmth typical of historic Salento residences. The villa includes four bedrooms, all with private bathrooms, and three of them feature private en-suite pools. One bedroom with bathroom is located in the annex which, although connected, remains independent and includes a living room, study and private garden, making it ideal for hosting guests while ensuring privacy. In the main residence the living area has been designed to maximize natural light thanks to a large front glass wall that creates a seamless visual connection between interior and exterior spaces while illuminating the living room and kitchen throughout the day. Outside, two private wells represent an additional practical value and every bathroom in the villa includes a shower while authorization has already been granted for the construction of the main swimming pool...

 **350 m<sup>2</sup>**  
AREA

 **5**  
ROOMS

 **5**  
BATHROOMS

 **€ 1.350.000**  
PRICE

## FEATURES



WIDE SPACES



LUXURIOUS FURNISHINGS



LUXURIOUS FINISHES



GARDEN



RENOVATED



Symphonia Luxury Real Estate

## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.



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