



Symphonya Luxury Real Estate

AGENCY — NARDÒ

NARDÒ — PUGLIA

## Luxury villa with pool in the heart of Salento

€ 1.200.000

PRICE

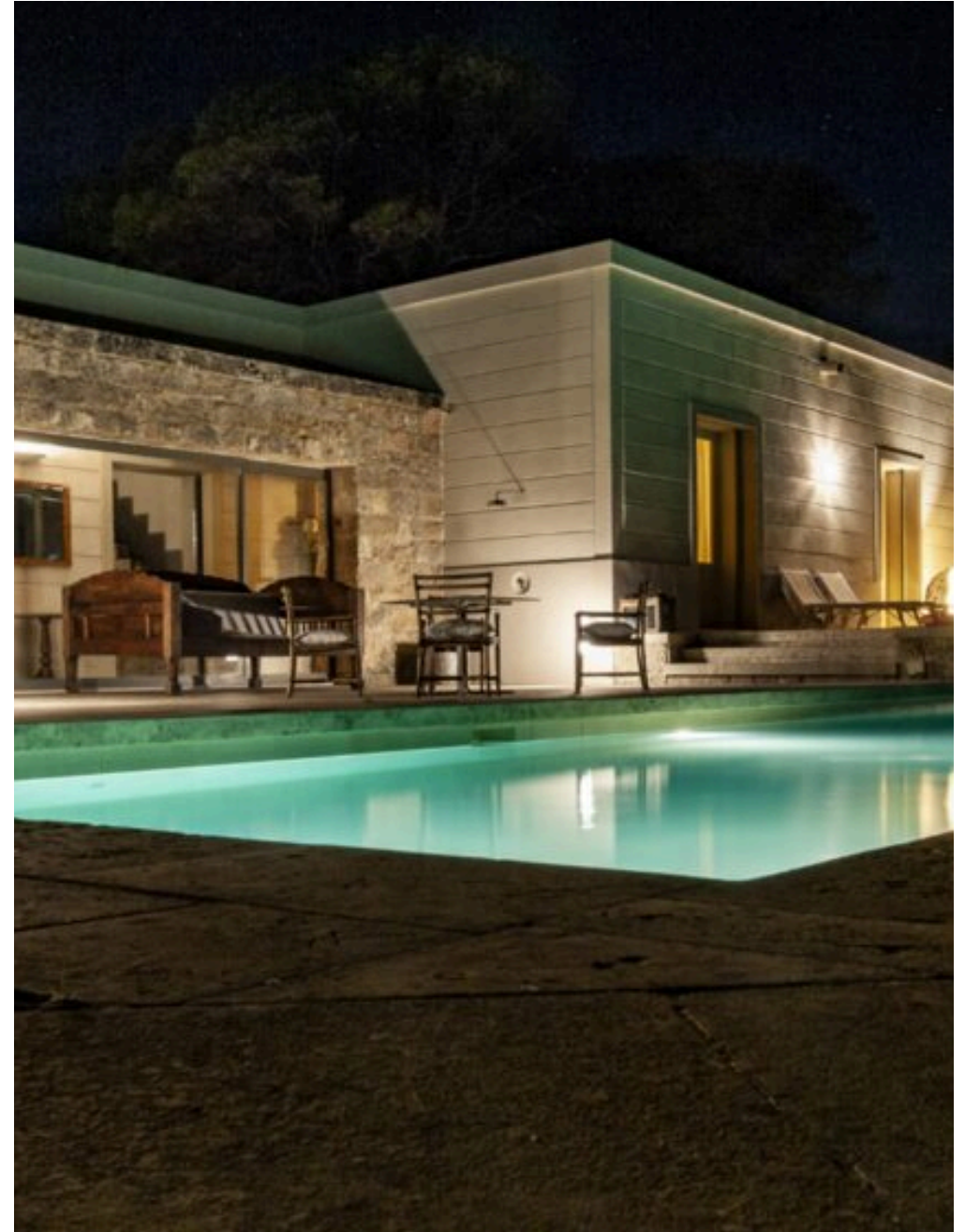
195 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# Luxury villa with pool in the heart of Salento

Nestled in the heart of the Salento countryside among centuries-old olive groves and the authentic silence of an unspoiled landscape, this elegant villa of approximately 295 sqm represents a refined balance between traditional architecture and contemporary comfort. Located in Contrada Agnano in Nardò, just a few minutes from the crystal-clear waters of the Ionian coast, the property has been recently renovated with great attention to materials and details, enhancing local stone and the distinctive elements of Mediterranean architecture. The villa is entirely arranged on a single level and stands out for its harmonious and functional layout, currently organized into two independent apartments that ensure privacy and exceptional versatility. The main residence welcomes guests into a spacious open-plan living area defined by large glass windows that open directly onto the swimming pool, creating a seamless connection between indoor and outdoor spaces. A separate kitchen and a guest bathroom complete the living area while the sleeping quarters include three elegant double suites,

each with a private bathroom and independent outdoor access. The master suite offers a particularly refined and private atmosphere with dual access to the pool area and a private courtyard as well as a large en-suite bathroom featuring both shower and whirlpool bathtub. The second apartment, perfectly integrated yet completely independent, includes a bright living area with separate kitchen and skylight, one double bedroom and a bathroom with direct access to the external courtyard, making it ideal for guests, family members or independent hospitality use. Outside, the property extends across approximately 2,100 sqm of land with landscaped gardens and about 330 sqm of paved outdoor surfaces guiding the living spaces toward the architectural centerpiece of the estate: an impressive 83 sqm swimming pool that becomes the focal point of the entire residence. Illuminated in the evening hours, it creates a charming and relaxing atmosphere surrounded by a spacious solarium, outdoor shower and an alfresco dining area designed to fully embrace the Mediterranean lifestyle...

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

 **5**  
ROOMS

 **5**  
BATHROOMS

 **€ 1.200.000**  
PRICE

## FEATURES



  
Symphonya Luxury Real  
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## CONTACTS

### Book a visit

Contact us for more information  
or to schedule a viewing.

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