

FOR SALE



Symphonya Luxury Real Estate

AGENCY — NARDÒ

NARDÒ — PUGLIA

Charming villa between sea and city

€ 485.000

PRICE

165 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Charming villa between sea and city

In an exceptionally balanced location between the historic center of Nardò and its renowned seaside areas, this charming residence is set within an atmosphere of absolute tranquility and privacy. Here, away from urban noise yet perfectly connected to services and the Ionian beaches, the property enjoys a suspended atmosphere where time seems to slow down, accompanied by the sounds of the countryside and the luminous character of Salento. The historic property, reflecting the traditional features of noble rural villas, is composed of two buildings harmoniously arranged within a plot of approximately 1,550 sqm. The main residence of about 110 sqm welcomes guests through an elegant covered transition space open on the sides, a refined patio that introduces the home with discretion and charm. Crossing the threshold reveals a spacious living room enriched by magnificent pavilion vaults and a fireplace that creates warmth and intimacy during cooler seasons. Original cementine floors, a true period jewel, run throughout the interiors with their distinctive

patterns and colors, adding character, elegance and historic value. From the living area the spaces unfold naturally, all served by heat pump climate systems with inverter technology ensuring comfort throughout the year. Two bedrooms overlooking the lush garden offer privacy and quiet, while a bathroom with shower and a spacious functional kitchen complete the layout, maintaining a harmonious balance between historic architecture and contemporary living. The second building of approximately 55 sqm is a charming stone cottage with star vaults, an authentic example of traditional Salento rural architecture. Once likely used as storage or animal shelter, it now consists of two large rooms of striking architectural character that could be transformed into living spaces, an atelier, guest annex or wellness area. From here access leads to the panoramic terrace, a privileged vantage point overlooking the entire property and opening toward the countryside skyline of Nardò, offering breathtaking sunsets and a deep sense of space and freedom....

 **165 m²**
AREA

 **5**
ROOMS

 **1**
BATHROOMS

 **€ 485.000**
PRICE

FEATURES



HISTORIC
BUILDING



GARDEN



EXCLUSIVE
POSITION




Symphonia Luxury Real
Estate

CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



PHONE

3805848928



EMAIL

info@symphonialuxury.com



ADDRESS

Corso Vittorio Emanuele II 15, Nardò, LE