# Puglia

## Surano

Ref. 6396: Historic town house in Surano
Asking Price: € 320.000

# Description

Features:

- Living area: 200 m²
- Garden: 90 m²
- Terrace: 25 m²
- Year built: 1800
- Cellar
- 3 bedrooms
- 3 bathrooms
- Annex with bedroom and bathroom
- Air conditioning
- Fireplace

A few kilometers from the Ionian Sea and the Baroque city of Lecce, in an area rediscovering its past and reappreciating the charm and ancient beauty of this region, the house we offer for sale is part of this history. The owner has intelligently and respectfully restored the typical architecture, preserving the enchantment and magic of the place. This is a testament to the owner's love, who has passionately breathed new life into not only the building but also its memories and atmosphere. Through careful research and the use of advanced, high-quality materials and techniques, he has furnished the house with exquisite taste and recreated the atmosphere it deserves. The fully detached house is spread over two floors and is located in the heart of the historic center of this charming Salento town. This antique town house can be used as a holiday home, an off-season retreat, or even as a permanent residence.

An ancient arched atrium leads to a patio with an exposed vault of local carparo stone, which exudes a fresh and authentic atmosphere, perhaps once used as a stable for carriages and horses. To the left of a former stable is a complete, detached outbuilding. A short distance away, you enter the main house, which features a large living room with beautiful antique vaults of local carparo stone, two alcoves converted into a cozy study, and a small room serving as a library and relaxation area. An antique fireplace dominates the living room. Also on the ground floor is a spacious bedroom with a walk-in closet and bathroom. There is also an antique stone cellar for storing fine wines. The ground floor features a fully equipped kitchen, which opens onto a beautiful orange grove of approximately 90 m², perfect for enjoying the cool breeze on hot summer days or for cozy dinners with friends and family. On the first floor, there are two more bedrooms and a bathroom, as well as access to a terrace with breathtaking views of the village church.

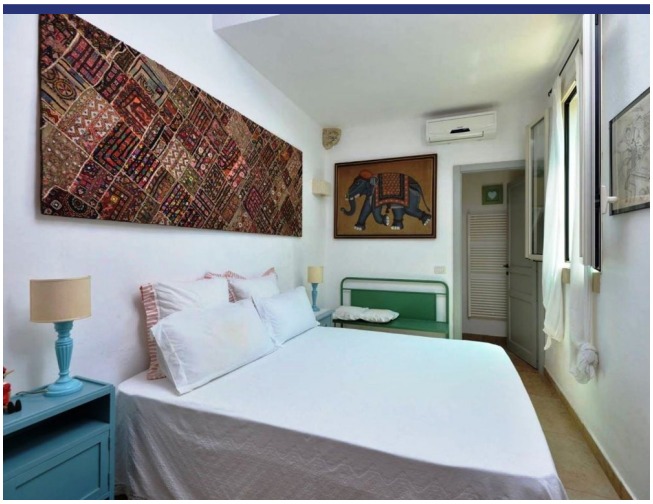
The current owner has restored these spaces with hard work, dedication, and craftsmanship, allowing you to enjoy their beauty and the scent of lemon trees and orange blossoms, and he is now eager to share his work with you.

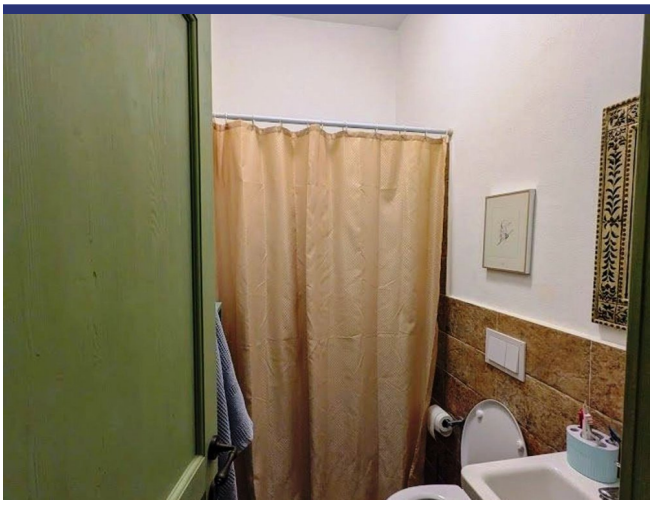
Seize this opportunity to invest in this property if you want to enjoy moments of relaxation, quality time, entertaining friends, and an unforgettable holiday.

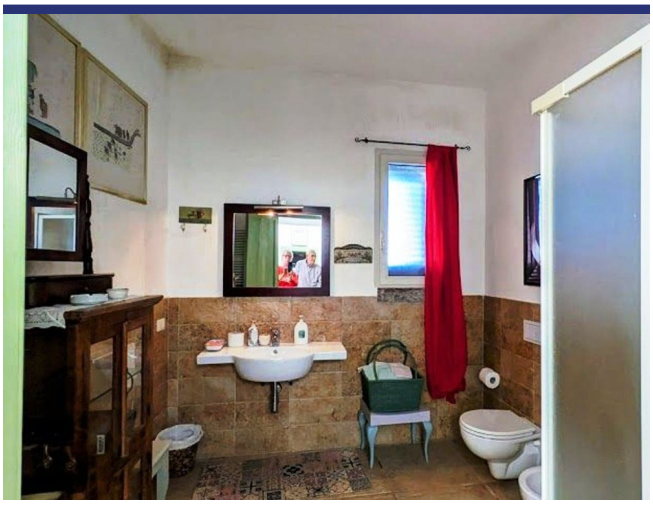
Distances:

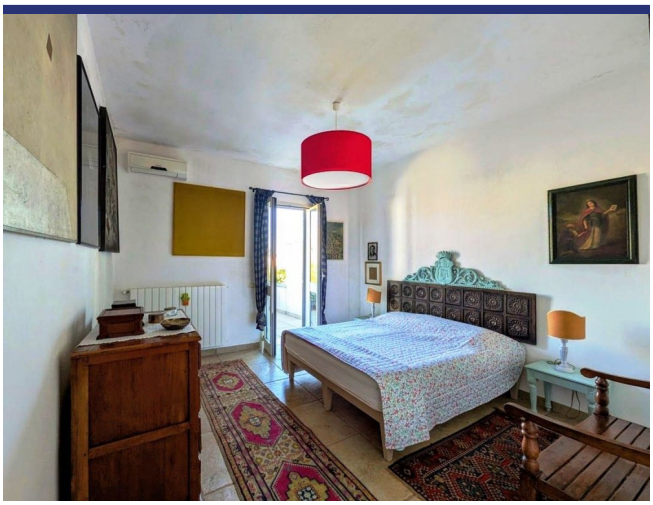
- Lecce: 43 km
- Otranto: 25 km
- Gallipoli: 38 km
- Zinzulusa Caves: 12 km
- Ionian Sea – Castro Marina: 10 km
- Brindisi Airport: 91 km

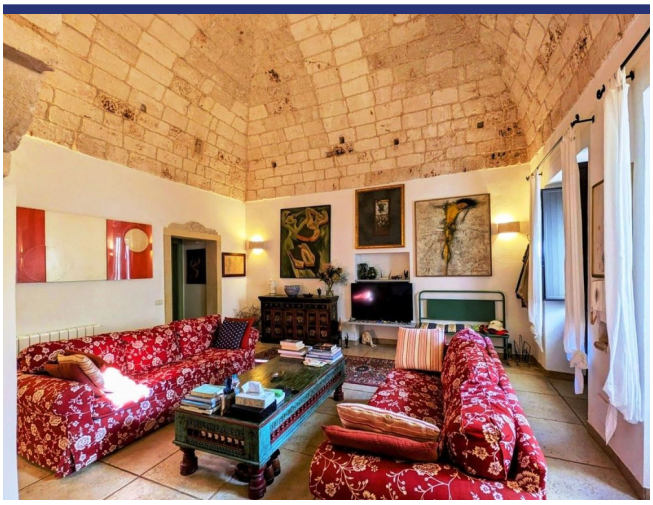
# Pictures

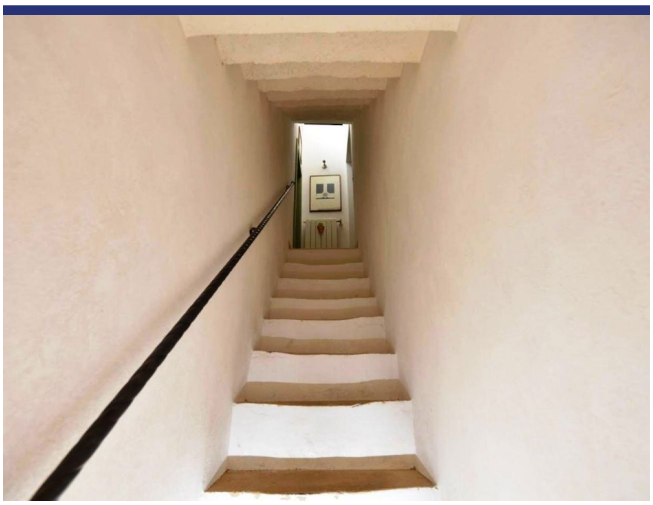


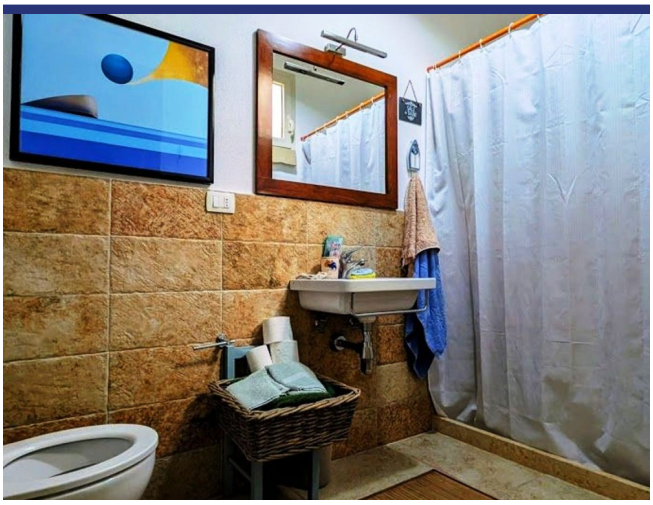


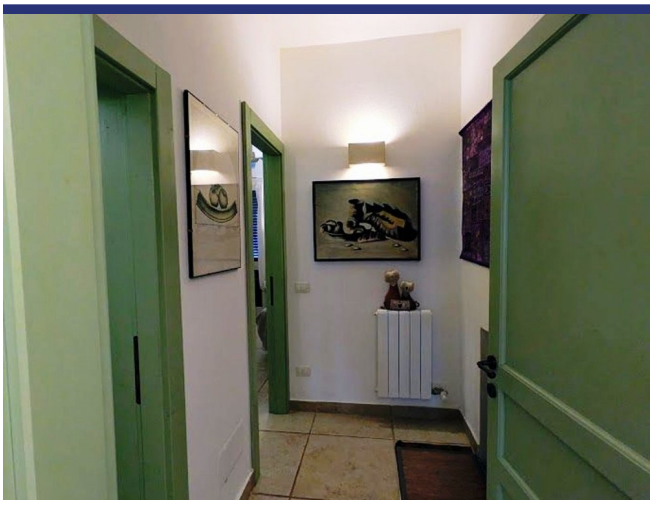


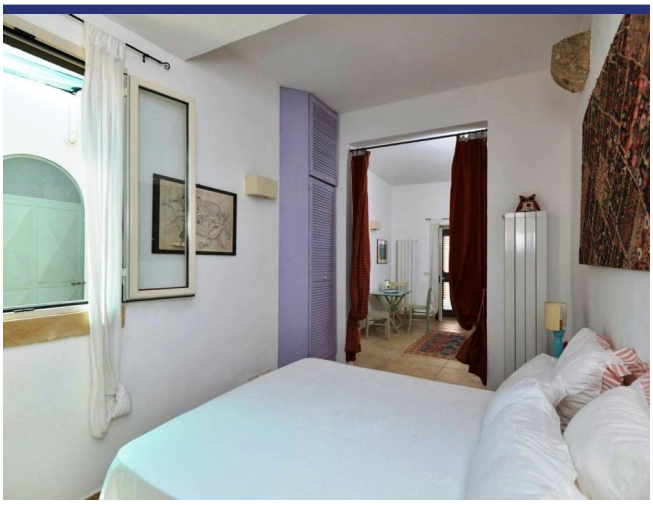


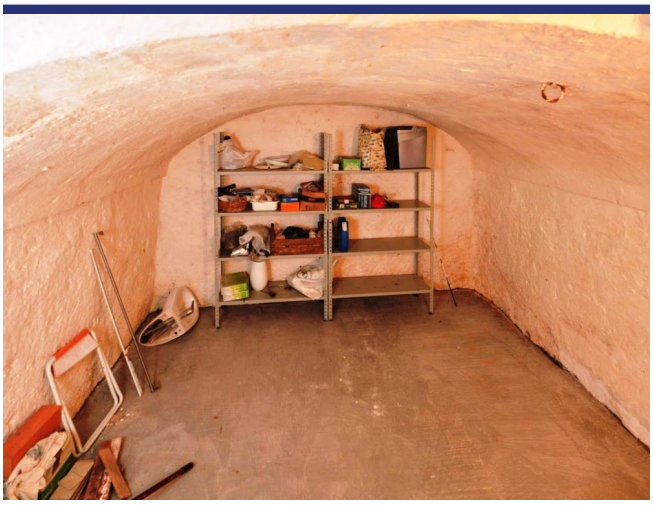












# Location & Details

(Map does not indicate the exact location of the property)

- Reference: 6396
- Village House/Cottage
- 10 km to Sea
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Guesthouse: Yes
- Asking Price: € 320.000

- Floorspace: 200 $m^2$
- SQM Plot: 90 $m^2$
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Good
- Condition of the Property: Good
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

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