



🏠 126 m<sup>2</sup> 📄 Leporano, Italy 💰 9 500 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7301</b>	Price	<b>9 500 000 CZK</b>
Address	<b>Leporano, Italy</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>126 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>243 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Number of floors	<b>2</b>
Device	<b>Yes</b>	Parking	<b>2</b>
Terrace	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale an exclusive, newly renovated villa with a garden, providing the perfect setting for a luxurious and comfortable lifestyle in the picturesque town of Leporano, on the Ionian Sea coast in southern Italy. With its exceptional location, modern amenities, and stunning sea views, this property is an ideal retreat.

Renovated in 2024 by an Italian architect, the villa is suitable for year-round living. It features a spacious living room, a modern kitchen, and three comfortable bedrooms, offering plenty of space for relaxation. The terrace off the living room is perfect for outdoor dining, while the first-floor terrace provides a peaceful spot for unwinding. The kitchen is fully equipped with state-of-the-art appliances, and the bathrooms are designed in an elegant style. The property is fitted with air conditioning for summer comfort and gas central heating for cozy winter evenings.

Located in the Apulia region, the residence is just a 15-minute walk from Canneto Beach and offers easy access to the coastline with crystal-clear waters. The surrounding area is known for its sandy beaches and vibrant coastal towns. Apulia boasts an authentic Mediterranean atmosphere and a rich history. With its peaceful surroundings and excellent cuisine, it is an ideal destination for both holiday living and property investment. The town of Leporano provides all necessary amenities, including supermarkets, restaurants, and shops. International airports in Brindisi (90 minutes away) and Bari (one hour away) ensure convenient accessibility.

For more information about the property, to schedule a consultation, or to arrange a viewing, please do not hesitate to contact us.