

RENOVATED WATERFRONT VILLA FOR SALE IN CASTRO MARINA, APULIA

Castro Marina – Lecce – Apulia



Interiors
460 m²

Bedrooms
7

Bathrooms
7

Garden
6,000 m²

In an absolutely privileged position in Castro Marina, with direct access from the scenic coastal road, renovated villa for sale, a property of great charm beautifully renovated in 2022. The property has approximately 100 m² of courtyards and terraces in total, in addition to a private pine forest of about 4,000 m², characterized by majestic maritime pines and typical dry-stone walls, creating a fresh, private, and authentically Mediterranean atmosphere. A distinctive element of the property is its extraordinary proximity to the sea, just 20 meters away, easily accessible thanks to a convenient public access nearby.

SUMMARY OF THE PROPERTY

REFERENCE #: 2978 – VILLA AMMIRAGLIA

TYPE: villa

CONDITIONS: restored

LOCATION: waterfront

ACCESS: excellent, paved road

INTERIORS: 460 square meters (4,950 square feet)

TOTAL ROOMS: 14

BEDROOMS: 7

BATHROOMS: 7

ANNEXES: guesthouses

MAIN FEATURES: parquet flooring, wooden beams, furniture included in the selling price, exclusive access, sea view terraces, outdoor dining area, garage, private terraced garden, access to the sea

EXTERIOR: 6,000 square meters (1.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning + fan coils

CLOSEST CITIES AND TOWNS

Closest services (400m; 2'), Tricase (11km; 15'), Otranto (22km; 30'), Santa Maria di Leuca (28km; 35'), Galatina (36km; 35'), Lecce (48km; 40'), Gallipoli (49km; 50'), Brindisi (85km; 1h), Manduria (110km; 1h 35'), Ostuni (118km; 1h 20'), Locorotondo (144km; 1h 45'), Taranto (152km; 1h 50'), Alberobello (153km; 1h 55'), Polignano a Mare (168km; 1h 55'), Bari (200km; 2h 10'), Foggia (328km; 3h 25')

CLOSEST AIRPORTS

Brindisi O. Pierozzi (96km; 1h 5'), Taranto M. Arlotta (145km; 1h 45'), Bari K. Wojtyła (216km; 2h 20'), Foggia G. Lisa (335km; 3h 40')

VILLA AMMIRAGLIA

In an absolutely privileged position in **Castro Marina**, with direct access from the scenic coastal road, **renovated villa** for sale, a property of great charm beautifully renovated in **2022**.

Harmoniously set in a **terraced land**, the villa develops over multiple levels, offering elegant environments, independence, and extraordinary livability of outdoor spaces.

The entrance to the property is through a shared courtyard, from which you access the ground floor where there is a handy **garage** and a first **independent guesthouse**, consisting of a bedroom and bathroom, enhanced by a panoramic *Jacuzzi* on the terrace with a delightful sea view. On this level are the stairwell and elevator leading to the upper floor.

The first floor hosts the heart of the residence: a bright living area consisting of a fully equipped eat-in kitchen, a large dining room, and an elegant living room, characterized by large openings towards a porch with a rare sea view. A large outdoor pathway crosses the property, directly connecting the backyard garden and creating a refined separation between the living area and the sleeping area.

The latter includes four double bedrooms, all with en-suite bathrooms: two inside the main building and two completely independent, located in a second separate block, ideal for guaranteeing privacy for guests.

On the second floor, accessible via a self-contained staircase, there is a **second guesthouse** consisting of a bedroom, bathroom, and a peculiar walk-in closet, with access to a practicable panoramic terrace, from which you can enjoy a breathtaking view of the sea.

Surrounded by the lush pine forest owned, there is a **third guesthouse** recently renovated, consisting of a double bedroom and bathroom. To serve this area, a fully equipped outdoor kitchen with a large porch, perfect for outdoor social moments.

The property has approximately **100 m² of courtyards and terraces** in total, in addition to a **private pine forest of about 4,000 m²**, characterized by majestic maritime pines and typical dry-stone walls, creating a fresh, private, and authentically Mediterranean atmosphere.

Equipped with modern heating and cooling systems (radiators, fan coils, and air conditioning), the villa is connected to all public utilities and is **sold fully furnished** with high-end custom furniture.

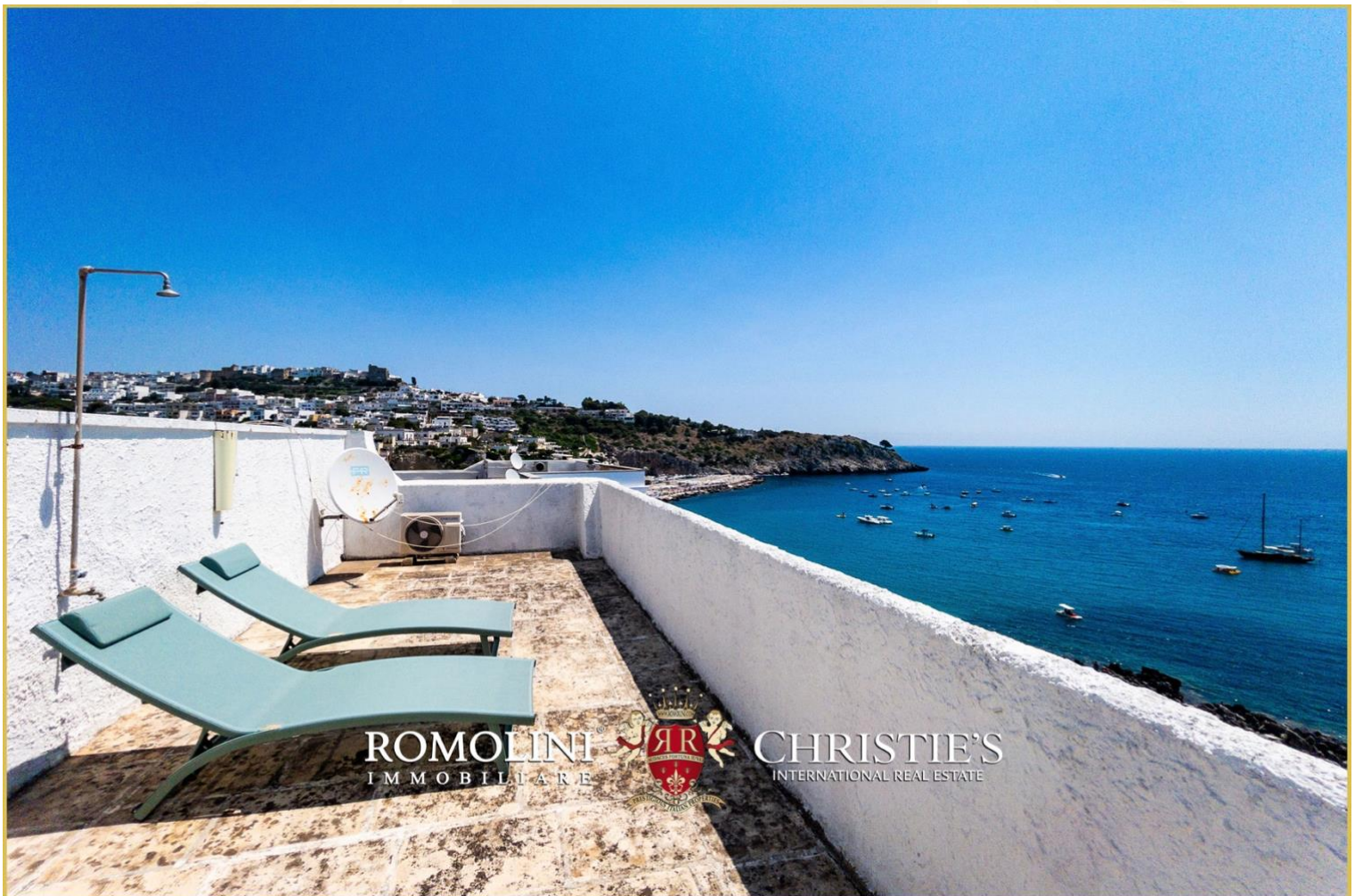
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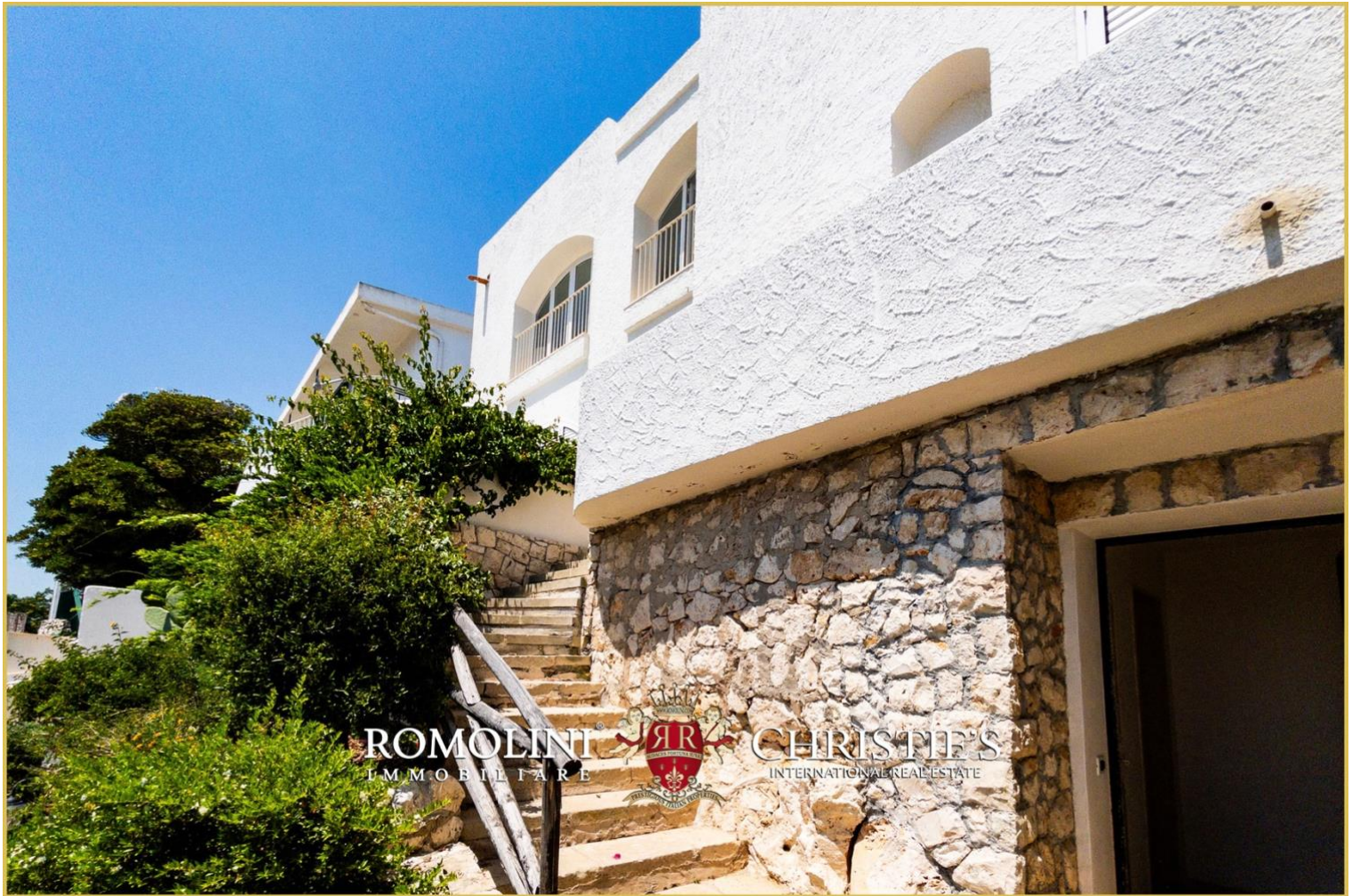


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