

in sale a Lecce
P. Ariosto
€ 290.000
Ref. ariosto290



300 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 11

In one of Lecce's most central and authentic streets, Via Colonnello Costadura, we offer a detached property with historic charm and the possibility of conversion.

A place that preserves the soul of the historic Salento houses thanks to the star and pavilion vaults, but which at the same time offers large, versatile spaces ready to become whatever you desire.

On the ground floor there is a large commercial space of approximately 170 square meters, now perfect for a business, showroom, professional studio, or laboratory.

Its complex and deep structure also allows for a change of intended use:

large garage, storage room, craft workshop,
or a service area directly connected to the house.

At the rear, a larger volume offers a further opportunity: it can be demolished to create a private garden, transforming the property into a unique residence in the centre of Lecce, with greenery and privacy.

The upper floor, approximately 110 m2, completely independent, houses a true Salento home, with bright and well-distributed rooms:

a double bedroom with high vaults and a period atmosphere
two single bedrooms, perfect for children, guests or study, an eat-in kitchen, a welcoming living room
a bathroom, a level terrace, ideal for outdoor dining, plants, and relaxation.

The star and pavilion vaults give elegance, breath and an architectural character that cannot be replicated in modern homes.

This property is perfect for those looking for:

an independent residence in the heart of the city, a space to be shaped according to your own style

a house with a private garden (feasible)

a mixed home + studio/business solution

an investment with strong added value

The possibility of connecting the two levels and creating a single large residential project makes this property a rare opportunity in the urban fabric of Lecce.

A property that combines history, independence, and centrality

A place that can become a home, a job, an investment, or all of these things at once.

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Certification

Energy Class: G

Property details

Address: via costadura, 1

Zip Code: 73100

Bedrooms: 3

Bathrooms: 3

Rooms: 11

State of Preservation: Be Restored

Level: Ground Floor

Total Floor: 2

Heating: Heating

Age Construction: 1960

Balconies: Present

Terrace: Present

Kitchen: Kitchenette

















