



## Stunning 3 Bed Townhouse For Sale in Poggiardo Puglia Italy



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 340,311.55

### Posizione

Nazione:	Italia
Stato / Regione / Provincia:	Apulia
Città:	Poggiardo
Indirizzo:	Via Gen. Luigi - Cadorna
Cap:	73037
Pubblicato:	12/09/2024

Descrizione:

{len}Stunning 3 Bed Townhouse For Sale in Poggiardo Puglia Italy

Esales Property ID: es5553531

Via Generale Luigi Cadorna, Numero civico 98-100  
Poggiardo  
Puglia  
CAP 73037  
Italy

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



---

Dimora Dei Fiori is a delightful period property located in the centre of Poggiardo (LE) about 7 km from the beautiful coastal towns of Castro, Santa Cesarea Terme, Porto Badisco and close to the main towns of Salento and Otranto.

The property has been completely restored, reflecting the traditional architecture typical of the original houses in this area, thanks to the expert recovery of the stunning vaulted ceilings built with local lecce stone, with additional artisan stonework added throughout. Lighting surrounds the edges of the vaulted ceilings highlighting the character.

Whilst the property is traditional in design, it comes with modern amenities including Air conditioning throughout, high speed internet, WiFi, kitchen appliances, washing machine, kitchen utensils and cookware, and more, please refer to the features listed below.

The ground floor consists of two double bedrooms, the front bedroom has its own access to the property, a large unique main bathroom which continues the theme leveraging local artisan stonework, with a shower and details reminiscent of the atmosphere of a small spa, and a separate ensuite shower room with toilet to the front bedroom.

Upstairs, you'll find the lounge with small balcony, and a huge high vaulted ceiling. Walking through to the kitchen, you'll find an impressive stone built kitchen, complemented with modern appliances, cookware, plates, silverware and a dining table, all included with the sale. A fireplace sits at the back of the kitchen.

Beyond the kitchen, you'll find a third room with a toilet and sink, and a large fire place which could be used as an additional bedroom, or living space.

If you head out the door from the lounge, or from the front entrance on the ground floor, you can use the stairs to access the large split level roof terrace, which offers seating, populated with hardy plants and wonderful views across the town. A pergola offers shade during the midday hot sun. There is a raised bbq area, surrounded by stone built by local stone masons, with views across gardens. Down the side steps is located a further small terrace, adjacent to an outside secure storage room.

## ABOUT THE AREA

Close to the property is a very nice small bakery where you can pick up fresh warm bread in the mornings as well as a boutique dispensary making many varieties of Mozzarella and Burrata. Nearby there are a number of supermarkets and nice restaurants in town, including fantastic local pizza and 'pinsa' places all within walking distance.

The wonderful town of Otranto is located 15 minutes away, Otranto is certainly one of Puglia's most charming towns and is well worth a visit. The imposing castle, thick perimeter walls and robust towers (built after the town was liberated from the Turks in the late 15th century) dominate much of the town, giving way to a small port, a series of sea-front promenades with excellent fish restaurants and the town's very own beautiful white sandy beach and turquoise waters.

The delightful Romanesque cathedral, dating back to 1088 and boasting extensive 12th-century floor mosaics, is another highlight that should not be missed.



A short drive just north of Otranto, you'll find Alimini, where there are 2 interconnected lakes forming an Oasi Naturale. Home to a wide range of flora and fauna and a popular stopping-off point for numerous species of migratory birds, including black and white herons and flamingos, it is a popular place with nature lovers. Through a process of erosion, the larger lake is connected to the sea and a stretch of beaches accessible only on foot. One such is the beach of Baia dei Turchi, where Gedik Ahmed Pasha and his fleet supposedly landed before attacking Otranto.

Punto Palascia (also known as Capo d'Otranto), just to the south of Otranto, is Italy's easternmost point, whose rocky shores and cliffs, stunning sea views, lighthouse and unspoiled landscape make it a great spot for coastal walking.

Porto Badisco, just to the south of Punto Palascia, is a rocky inlet giving way to a slip of sandy beach and cavernous grottoes. With an amazing restaurant right out on the elevated rocks, with open fires and beautiful sea views, its not to be missed. Legend has it that Porto Badisco was where Aeneas first set foot on Italian soil on arrival from Carthage.

A similar distance from the property lies Castro, which sits on the rocky shore of the Adriatic, on the stunning Salento coast. Located right down on the southern tip of Italy, it's referred to as the 'pearl of the Salento'. In an area peppered with lovely coastal towns, Castro really is a jewel. It retains its old world charm, with the upper medieval town on the hill, and the marina below that still holds its tradition as a fishing village. Castro sits on a peninsula that plunges down to the sea, backed by hills that rise up. The setting with turquoise skies, green hills, white washed buildings and sapphire water is breathtaking.

In the sun-drenched Salento zone of Puglia, Poggiardo rests about halfway between Lecce and Santa Maria di Leuca at the tip of the heel. Around Poggiardo are some great restaurants, pizzerias, cafes and bars. Be sure to taste the area's time-honored foods, like friseddhe, a peasant dish of rehydrated stale bread with excellent olive oil, fresh tomatoes and olives; it's so much better than it may sound. The puccia is a flatbread that is filled for sandwiches, like pita. The area's abundant sunshine produces a host of fruits and vegetables that are used in almost all the dishes -pasta, rice, mains and on their own. And pesce a salsa brings fish from the nearby coast, fries it and drizzles it with an herb vinegar sauce. Give it a try! And of course the Salento wines are the perfect thing to go with any of these treats. Poggiardo puts on several festivals throughout the year, many of them tied to saint days (but include food and dancing, too). Meatball fans won't want to miss the Festa della Polpetta in August, with...lots of meatballs!

## Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	162 mq
Dimensione del lotto:	162 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/sCvqcbhlutk>

## Contact information



IMLIX

**Mercato Immobiliare IMLIX**  
<https://www.imlix.com/it/>

---

IMLIX ID:

IX6.071.683

