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S A L E N T O  
A G E N C Y



Land with  
ancient structures  
and project for villa

Pescoluse

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# Land with project for a villa

Salento Agency offers for sale a plot of land with old structures and a project for a villa with swimming pool, located just 3 km from the beautiful and enchanting beaches of the marina of Pescoluse.

The agricultural land extends for approximately 12,150 sqm, is located in Salve at Contrada Palombara and is accessible from a public road.

Bordering the public road and on the opposite side of the area where the villa will be built, there are some old rural buildings typical of Salento history that could be restored with a second project (to be requested by the new owner).

The villa, according to the project, will have a large living room with dining area and kitchenette and will be built with the typical barrel vault of Salento; a corridor leads to the three bedrooms, one of which has an en suite bathroom and to the service bathroom (the sleeping area, the bathrooms and the hallway will have the normal latero-cement floor as per the project).

The total planned covered area will be 123 square metres.

Outside, there will be a 30 square metre shaded area made of tuff ashlar and wooden beams and an area for parking cars. On the north-west side of the house, a staircase to access the terrace is planned, while the basement will be used as a technical room.

The authorised project also includes the construction of a 40 square metre swimming pool (10X4) with a maximum depth of 1.40 metres.

The surrounding land is planted with leccino quality olive trees, almond trees, grapefruit trees, fig trees, avocado trees and a beautiful walnut tree.

The land is served by a three-phase artesian well with a 6-horsepower pump and two spring wells.

The building permit has already been withdrawn, the charges have been paid in part and excavations for the house and pool have already been carried out.









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