



COLDWELL BANKER
GRUPPO BODINI

Gruppo Bodini

□ LECCE - Via 95 Reggimento Fanteria, 11

□ MAGLIE - Via Trento e Trieste, 22

□ GALLIPOLI - Corso Roma, 7

- 73100 Lecce (LE)

(+39) 0832 099369

Receptive for sale in Otranto

€ 2.800.000

Ref. CBI069-2248-132418



800 sq.m. | Bathrooms: 9 | Rooms: 10

OTRANTO - LECCE - SALENTO

Just 800 meters from the sea and the historic center of Otranto, we offer for sale a charming **agri resort** where you can spend your holidays or even pleasant relaxing moments in good company, in contact with nature and in a very typical setting.

Surrounded by a **large olive grove** from which it takes its name, typical Lecce stone walls and lush plants, this small family-run business that extends over a covered area of approx. 500 sqm, on a plot of land of almost 2, 5 hectares.

The Masseria offers its guests the opportunity to stay in 7 beautiful **rooms in typical Mediterranean style** divided between Superior and Deluxe, characterized by the warm exposed Lecce stone and the suggestive view of the lush garden. Additional 3 rooms are about to be completed.

Each room is located in a small independent building with an **outdoor patio**. The Deluxe rooms, in particular, also have an external **Jacuzzi available**.

A **typical restaurant** with 50 seats offers its guests tasty lunches and dinners, thanks to the use of high quality farm-to-table organic products, which can also be purchased in the small shop present in the structure.

Inside, the property has a **small farm** where various animals are raised for the needs of the activity and which certainly represents an interesting attraction for all guests.

The Masseria has a large **internal car park**, free and easily accessible, with around 25 parking spaces; there is also **Wi-Fi connection**, a large **camping area** with 14 parking spaces and a beautiful 100 sqm **swimming pool** with solarium surrounded by a small vegetable garden and several fruit trees.

Everything is set in a large and well-kept garden embellished with plants and trees of all kinds, several artesian wells in Lecce stone

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and a children's play area.

The property includes a 30 kWh **photovoltaic system** and it is just a few minutes from the center of Otranto and only 1.4 km from the nearest beach clubs such as Lido La Clastellana, Atlantis and La Staffa.

It is also 40 km from Lecce, 45 km from Gallipoli, on the Ionian coast, and 95 km from Brindisi Airport.

Certification

Energy Class: B

EPgInr: 489.24 kWh/□

Features

Property ID: CBI069-2248-132418

Contract: Sale

Categoria: Receptive

Address: Strada Statale 16

Zip Code: 73028

Municipality: Otranto

Total sqm: 800 sq.m.

Livable surface: 500.00

Bathrooms: 9

Rooms: 10

Internal condition: Excellent

Independent heating: Heating

Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

High school

Bar

Post offices

Shopping centres

Municipal office



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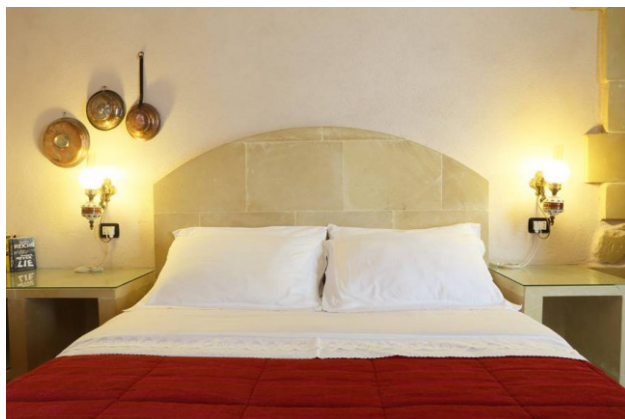
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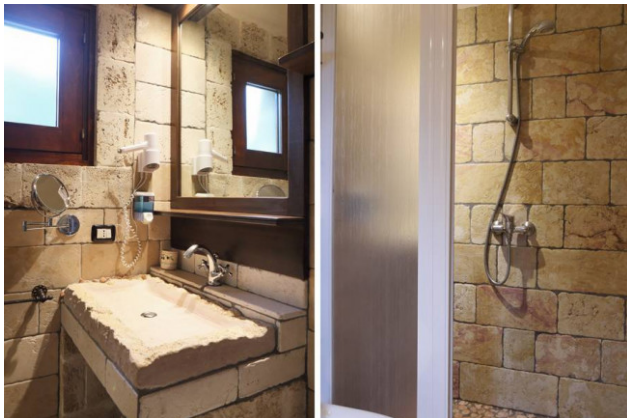
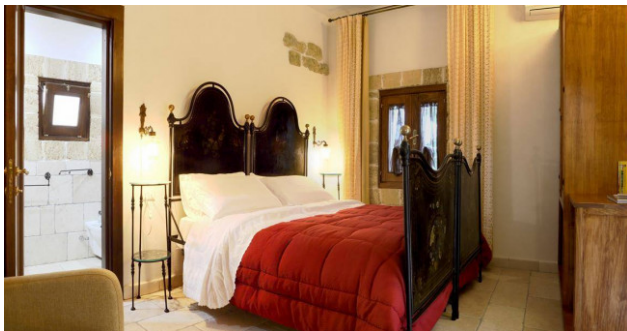
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