



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

Building for sale in Sanarica

€ 590.000

Ref. CBI069-860-132428



2.000 sq.m. | Bathrooms: 8 | Bedrooms: 10 | Rooms: 8

FORMER TOBACCO FACTORY - Sanarica (LE) - Lecce

We offer for sale a fascinating historic building formerly used as a tobacco processing factory.

This imposing building is arranged on two levels for a total area of about 1600 sqm, and has a large private garden.

The ground floor consists of three large rooms with majestic pillars that divide the area into twenty bays over seven meters high, two rooms previously used to contain the industrial tobacco conditioning and drying cells, other four large rooms also with star vaults, a kitchen area, an office with adjoining infirmary and toilets, as well as bathrooms for the workers.

This floor covers an area of 1,120 sqm and has an uncovered area behind it of approximately 1,000 sqm, fully fenced by a wall.

On the first floor, a single large room of approximately 470 sqm overlooking the two large terraces on the same level arranged on the two opposite sides of the room, and toilets.

The two floors are connected to each other by an internal staircase.

On the ground floor the building is in good condition, thanks to the solid structure in Lecce stone and the suggestive star vaults, while the flat roof of the upper floor requires maintenance works.

The large size of the spaces and the natural lighting provided by the large windows all around the entire perimeter of the building allow many possibilities for re-adapting the internal spaces.

Given its characteristics, the property fulfils the requirements provided for by the regional "Mini Pia Turismo" program, which provides non-repayable contributions for both the purchase and renovation of historic properties.

Sanarica is a fascinating town in central-southern area of Salento, rich in history and culture.

It is located just 36 km south-east of Lecce, 18 km from the splendid beaches of Otranto, 13 km from the picturesque cliffs of Santa

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Cesarea Terme and 34 km from the renowned Gallipoli known as the "Beautiful City".

In the center of Sanarica, it is possible to visit the 16th century Ducal Palace, the 11th century Church of San Salvatore with Byzantine frescoes and the Sanctuary of Madonna delle Grazie with its baroque facade. In the surrounding area, there is also the megalithic monument of the menhir "Croce di Sant'Antonio" dating back to the Neolithic era.

Contact us for further details and to plan a visit to this fascinating and unique historic property in the heart of Salento.

Certification

Energy Class: Not applicable

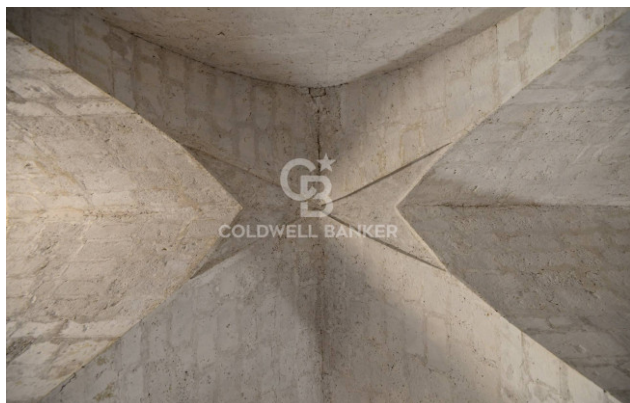
Features

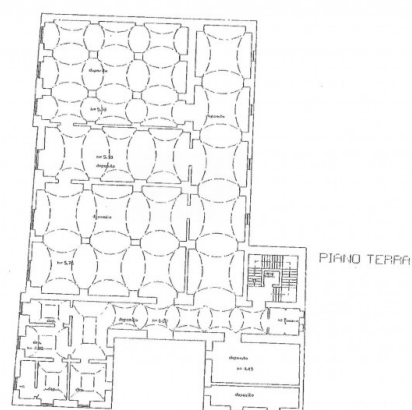
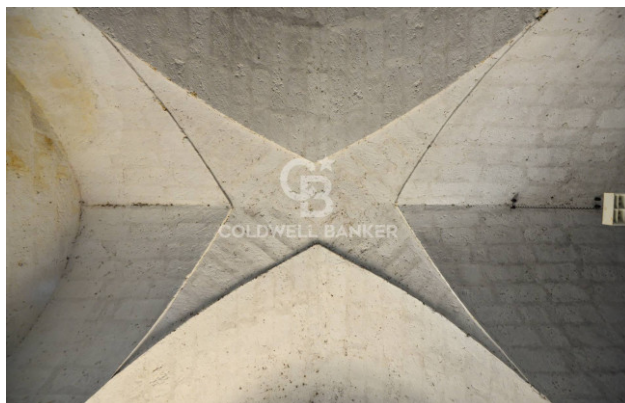
Property ID: CBI069-860-132428	Contract: Sale
Categoria: Building	Address: Via Ettore D'amore
Zip Code: 73030	Municipality: Sanarica
Total sqm: 2.000 sq.m.	Livable surface: 1600.00
Bedrooms: 10	Bathrooms: 8
Rooms: 8	Internal condition: To be renovated
Floor: On two-levels	Total floors: 2
Current Status: Available after the deed of sale	Garden: Private, 1.000 sq.m.
Sea distance: 13.000 meter	Wooden fixtures
Land : 1000 □	Airport distance
Shops distance or nearest city	

Nearby

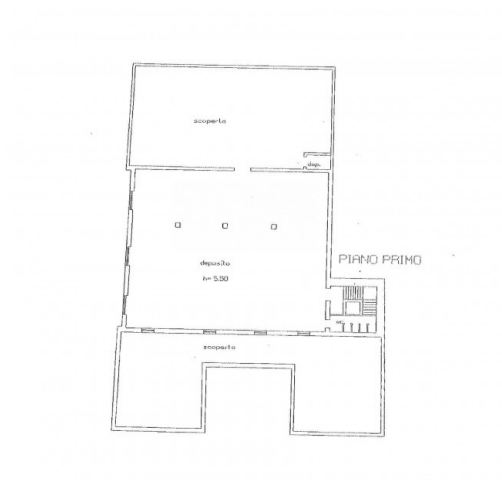
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	







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