



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 complex for sale in Copertino

€ 2.900.000

Ref. CBI069-553-132438



5.200 sq.m. | Bathrooms: 5 | Rooms: 50

COPERTINO - LECCE - SALENTO

A few kilometres from the centre of Copertino, immersed in about 30 hectares of land, stands an ancient agricultural property consisting of a wine-making cellar and an old masseria dating back to the mid-1800s.

With a very large complex of buildings, the cellar covers an area of about 2,700 sqm.

The main building consists of two levels, ground floor and basement, with large rooms inside which feature majestic vaulted ceilings and a modern wine cellar for the production of wines for the market.

The company produces different kinds of Negroamaro and Montepulciano wines. The vineyards are cultivated following the principles of sustainable agriculture and using certified low environmental impact products.

In addition to the main building, the property includes two additional units, one of which is used as a warehouse and the other one is dedicated to the wine retail.

The property also includes a splendid Masseria dating back to 1800, on two levels, ground floor and first floor, featuring beautiful lounges and large panoramic terraces.

Adjacent to the Masseria there are further rooms which were once used both by the domestic staff and as storages, with a total covered area of approximately 2,400 sqm.

The Masseria still preserves all the places connected to the agricultural activities of the past: the lodgings for the farmers, the ancient oven, the tanks for collecting the rainwater, the dovecote, the granaries, the rooms for storing seeds, those for processing milk and ripening cheese, and the oil mill.

The entire property is embellished by the presence of the Crypt of St. Archangel Michael, depicted here according to Byzantine

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iconography, dating back to the early 14th century and embellished inside with two altars and ancient frescoes. The crypt has been recognised as an element of special historical-artistic interest and therefore it is subject to protection by the Ministry of Cultural and Environmental Heritage. In fact, the monks, who espoused a hermit philosophy of life based on prayer and cultivation of the fields, built caves in the ground to be used not only as a place of prayer, but also as a shelter during the frequent incursions and looting made by the Turks.

The complexity of this prestigious agricultural estate, immersed in the green Salento countryside in one of the most productive areas of the Salento region, certainly makes it an excellent investment opportunity for those who want to invest in the production of fine wines or in food and wine tourism and hospitality, also making use of the funds of Regione Puglia for agriculture or the restoration of historical heritage.

This beautiful property is located 15 km from Lecce, 10 km from Nardò, about 20 km from the beautiful seaside towns of Santa Maria al Bagno and Santa Caterina and 44 km from Brindisi airport.

Certification

Energy Class: C

EPglnr: 144.40 kwh/□

Features

Property ID: CBI069-553-132438

Contract: Sale

Categoria: Building complex

Address: Contrada Monaci

Zip Code: 73043

Municipality: Copertino

Total sqm: 5.200 sq.m.

Livable surface: 5000.00

Bathrooms: 5

Rooms: 50

Internal condition: Excellent

Covered sq.m.: 5.200 sq.m.

Uncovered sq.m.: 5.000 sq.m.

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

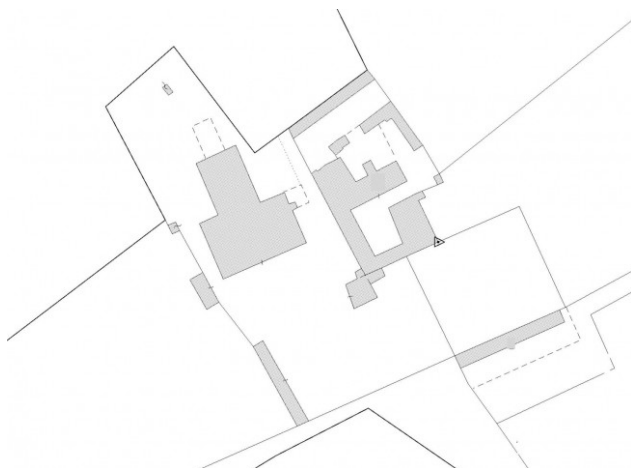
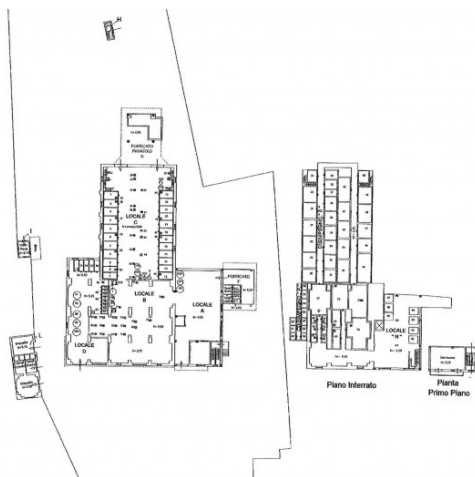
Municipal office



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