



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 Gallipoli

€ 800.000

Ref. CBI069-553-132463



**4.600 sq.m. | Bathrooms: 1 | Rooms: 6**

GALLIPOLI - LECCE - SALENTO

### Boatyard with state concession

In the outskirts of Gallipoli, we are delighted to offer for sale, on an exclusive basis, a large warehouse used as **boatyard**. It is equipped with a workshop, two warehouses, an office, a dressing room and one bathroom, for a total covered area of 600 sqm on a 4,000-sqm plot.

Access to the yard is provided by two strategic gates, a main access from the state road 101 junction and a secondary access from a side service road, thus ensuring an easy connection with the state highway and the main access roads.

The warehouse has a roof with insulated aluminium panels and concrete flooring, and it is connected to both the three-phase electricity system and water system. Sewage is drained through an imhoff tank.

The property is about 3 km from the **port area** where the company has obtained the **maritime state concession** expiring in 2033, which authorises the occupation of a total area of 736.25 sqm, of which 650 (13x50 metres) are for the water surface that can be used for mooring the boats and a wooden gangway of about 75 sqm with a ladder to access the jetty.

### Certification

**Energy Class:** Not available

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VAT 04954530962



## Features

Property ID: CBI069-553-132463	Contract: Sale
Categoria: Building complex	Address: SS 101 KM 34
Zip Code: 73014	Municipality: Gallipoli
Total sqm: 4.600 sq.m.	Livable surface: 600.00
Bathrooms: 1	Rooms: 6
Internal condition: Discreet	Covered sq.m.: 600 sq.m.
Uncovered sq.m.: 4.000 sq.m.	

## Nearby

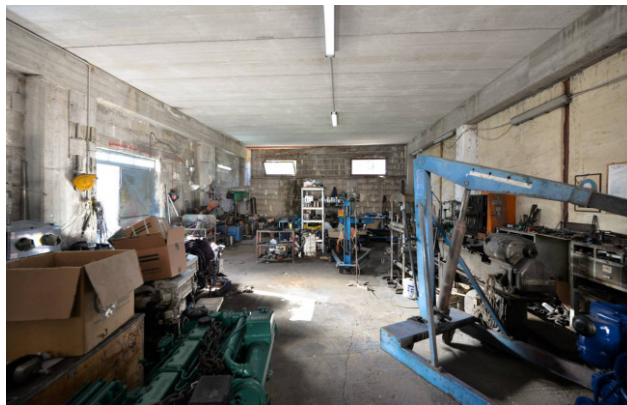
Gyms	Beauty centres
Soccer fields	Sport centres
Tennis courts	Cycle paths
Playgrounds	Rail station
Public transports	Nursery school
Primary schools	Secondary schools
High school	Bar
Post offices	Shopping centres
Municipal office	





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