



COLDWELL BANKER

BODINI
INTERNATIONAL REAL ESTATE

Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina (LE)
(+39) 0836211782

Bed & Breakfast for sale in Gallipoli

€ 1.300.000

Ref. CBI104-622-187



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

GALLIPOLI - LECCE - SALENTO

In the heart of Gallipoli, close to one of the most representative streets, we are pleased to offer for sale a unique real estate compendium of its kind, both from an architectural and historical point of view, a building from the early 1900s which spread over three floors plus a flat roof, currently used as a Bed and Breakfast.

The property, with a total surface area of approximately 500 m2, includes 6 bedrooms with en suite bathrooms, each able to accommodate two to three people.

Furthermore, on the ground floor there is a spacious common room and an apartment used for private use, but with the flexibility of an alternative destination.

The B&B, operational since 2017, boasts large rooms, carefully furnished and equipped with all comforts, including private bathroom, TV, air conditioning and Wi-Fi connection. The attention to detail and the use of materials typical of the Salento tradition contribute to giving a touch of elegance.

The structure is enriched by enchanting terraces that offer a suggestive view over the roofs of the historic center and a view of the

Gruppo Bodini

Piazza Dante Alighieri, 43 - Galatina (LE) - (+39) 0836211782
galatina@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962



sea, ideal both as a solarium and for relaxing on the warm evenings of Salento, also equipped with an outdoor shower.

The sale includes not only the building, but also the furnishings and management of the Bed and Breakfast. The entire structure keeps the ancient exposed barrel and star vaults intact, typical of Salento architecture. The location, despite being in the historic center, is privileged thanks to a private and silent street.

Guests can easily walk to the renowned Purità beach in just 5 minutes and, at the same time, enjoy all the services necessary for a pleasant stay in Gallipoli. Other splendid beaches along the Ionian coast are easily accessible in a few minutes by car.

Gallipoli, one of the most beautiful and renowned locations on the Ionian coast, is 40 km from Lecce, 57 km from Otranto and 85 km from Brindisi Airport.

Certification

Energy Class: E

EPglnr: 80.87 kwh/□

Features

Property ID: CBI104-622-187

Contract: Sale

Categoria: Bed & Breakfast

Address: Via Dei Piccioli, 9

Zip Code: 73014

Municipality: Gallipoli

Total sqm: 471 sq.m.

Bathrooms: 9

Rooms: 10

Internal condition: Excellent

Covered sq.m.: 458 sq.m.

Uncovered sq.m.: 50 sq.m.

Independent heating: Heating

Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

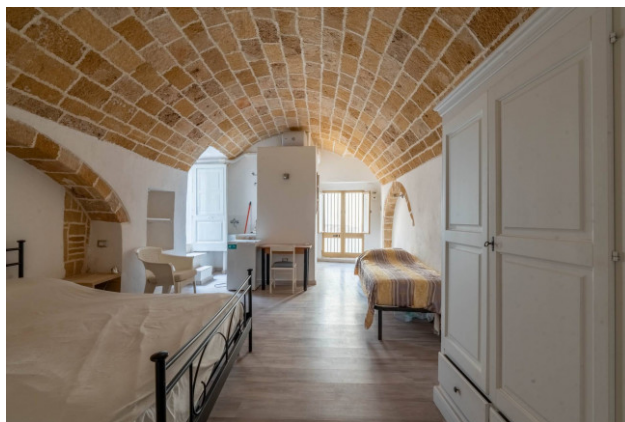
Cafe

Post Offices

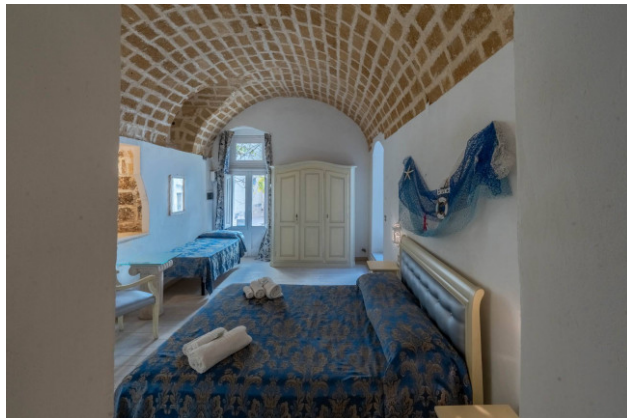
Shopping Centers

Municipal Offices

















Gruppo Bodini

Piazza Dante Alighieri, 43 - Galatina (LE) - (+39) 0836211782
galatina@cbitaly.it - <https://www.coldwellbanker.it/en>
VAT 04954530962