



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

## Commercial Property for sale in Melendugno

### San Foca

### € 220.000

### Ref. CBI069-2123-132530



**158 sq.m. | Bathrooms: 3 | Rooms: 2**

PUGLIA - SALENTO - SAN FOCA

A few meters from the beautiful beaches of San Foca, a seaside resort in the municipality of Melendugno, we offer for sale a beautiful renovated commercial space of approximately 150 m2, with an external wooden platform of approximately 25 m2, authorized.

The restaurant, from which it is possible to see the sea, opens onto a room used as an entrance with a pizza preparation and cooking area, from which you reach the large room with tables.

Furthermore, the property is equipped with a large kitchen and a very comfortable pantry. The property includes 3 bathrooms, one of which is reserved for staff and two others for customers, preceded by an anteroom.

Finally, the external platform in front constitutes a precious outdoor space, where it is possible for customers to enjoy outdoor summer dinners.

The place, currently used as a restaurant, is in excellent condition and constitutes a good investment, considering the possibility of acquiring the current pizzeria license and related furniture for a total of €350,000.00.

San Foca is 6 km from Torre dell'Orso, 20 km from Lecce, 20 km from Otranto, 50 km from Gallipoli and 77 km from Salento Airport.

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lecce@cbitaly.it - <https://www.coldwellbanker.it/en>

VAT 04954530962



## Certification

Energy Class: G

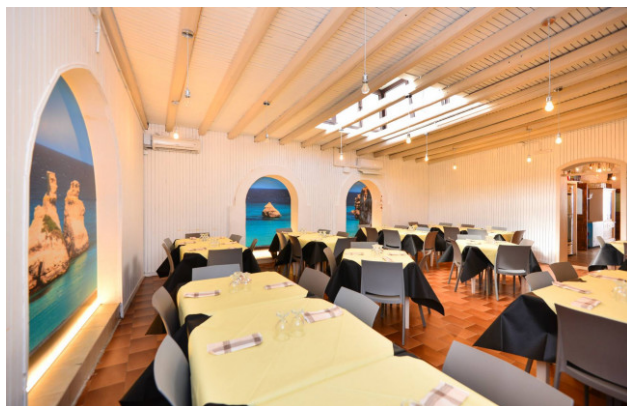
## Features

Property ID: CBI069-2123-132530	Contract: Sale
Categoria: Commercial Property	Address: Via Giuseppe Garibaldi
Zip Code: 73026	Municipality: Melendugno
Zona: San Foca	Total sqm: 158 sq.m.
Livable surface: 150.00	Bathrooms: 3
Rooms: 2	Internal condition: Excellent
Covered sq.m.: 150 sq.m.	Uncovered sq.m.: 24 sq.m.
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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