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Building for Sell in Mesagne

📍 Via Mauro Capodieci, Brindisi, 73023 (BR)

595.000€



Contact info



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Description

Mesagne

Located in the heart of the historic center of Mesagne, we offer for sale a **charming historic palace**, an ideal solution both as an **exclusive private residence** and as an **investment opportunity** in a setting rich in history and character. The main façade overlooking Piazzetta dei Resta, imposing yet elegant in its simplicity, stands out for the smooth ashlar masonry on the ground floor and the exposed stone framing a monumental carved entrance portal.

The property is arranged over **two main levels**.

The **first floor**, the noble floor of the residence, is characterized by **spacious and highly representative rooms**. It is accessed through an elegant ground-floor entrance hall with walls in light stone blocks, dominated by a striking stone and marble staircase enhanced by a wrought-iron balustrade.

This level, measuring approximately 270 sqm, includes 9 generously sized rooms: an entrance hall, a grand living room with a double dining area, a kitchen, an additional sitting room, 3 bedrooms, and 2 bathrooms.

The interiors have preserved all their original charm: marble-chip flooring and Venetian terrazzo create unique chromatic patterns in every room, while the ceilings are true works of art, decorated with frescoes, ornamental friezes, and precious coffered wooden details.

The heart of the living area is the impressive formal reception hall, enriched by a majestic marble fireplace, along with the elegant study.

Refined double-leaf interior doors with decorative glass panels further enhance the beauty of the interiors.

The first floor also has access to a **terrace** of approximately 100 sqm.

On the **ground floor**, covering an additional approximately 270 sqm, there are 7 rooms, including a study ideal for professional use or as a private office space, as well as 3 bathrooms.

On the left side of the palace there is an **independent residential unit** of approximately 100 sqm, consisting of 4 rooms and 1 bathroom, featuring a double entrance and a private roof terrace, ideal for guests, staff accommodation, or separate hospitality management.

On the right side, **three large premises** of approximately 35 sqm, 65 sqm, and 25 sqm offer further possibilities for use, perfect as commercial spaces, storage areas, or to be integrated into a broader redevelopment project for the property. The property also features a magnificent exclusive **roof terrace** offering breathtaking panoramic views over the enchanting historic center of

Mesagne, a town of timeless charm distinguished by a beautifully preserved old town filled with white alleyways, courtyards, and picturesque squares. Dominated by the Castello Normanno-Svevo, the town boasts a vibrant cultural heritage with events, exhibitions, and traditional Apulian food and wine experiences.

The location is particularly strategic: only a few minutes from Brindisi and its international airport, and a short distance from the stunning Adriatic coastline.

This property represents a rare opportunity within the Apulian real estate market: a prestigious residence capable of combining elegance, history, and significant investment potential, perfect for the creation of a **boutique hotel** or a **charming historic residence**.

Details

 Property ID: CBI069-2223-133121	 Surface: 800.00 m²
 Rooms: 20	 Bathrooms: 6
 Energy Class: F EP glnr: 137.38 kwh/m²	 Bedrooms: 8

Property Features

 Floor: On two levels	 Conservation status: To be renovated
 Current condition: Free upon deed	 Surface: 800.00 m²
 Rooms: 20	 Bedrooms: 8
 Bathrooms: 6	 Kitchen: Habitable
 Position: Central	 Balconies: Presente
 Shower: Yes	 Garage: Triple
 Fireplace: Yes	 Terrace: Present

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

Images





