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Farm for Sell in Melendugno

SP124 - Strada Vicinale San Niceta, Lecce, 73026 (LE)

1.200.000€

Contact info

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Description

Melendugno
Agricultural Business for Sale with Dairy Facility, Villa, and Land
In the charming setting of the Salento countryside, just a few minutes from the beautiful and picturesque sea of San Foca, we offer for sale a **well-established and fully operational agricultural business** located in the area of Melendugno, surrounded by an atmosphere of complete peace and tranquility.
The property extends over nearly **6 hectares of land** and includes a large production complex of approximately 432 sqm, consisting of:

- a **spacious, functional, and well-organized warehouse**, which currently houses livestock stables with around 400 head of cattle, as well as a practical hay barn for forage storage;
- a **fully equipped dairy facility** complete with all the machinery necessary for milk processing and transformation into traditional local products: a dedicated artisanal production area that maximizes the value of the short supply chain and the quality of raw materials.

All machinery and livestock are included in the sale.
This business represents an excellent opportunity for anyone looking to invest in a complete and productive agricultural enterprise, already structured and integrated into the sales network, with outstanding development potential not only in the dairy sector but also in agritourism. Furthermore, the current owners are available to support the future buyer during the transition and start-up phase, ensuring operational continuity and the transfer of know-how, allowing the activity to continue immediately after purchase.
Thanks to its versatility and numerous development possibilities, the property is suitable for various entrepreneurial projects, including:

- continuation and expansion of the existing agricultural and livestock business, with the possibility of increasing production and enlarging sales channels;
- development of an agritourism business or educational farmhouse, taking advantage of the spacious grounds, natural surroundings, and the growing demand for experiential tourism in Salento;
- creation of a multifunctional farm business with direct sales, tastings, workshops, and experiences linked to local food and wine traditions;
- integration with charming hospitality activities, focusing on authenticity, sustainability, and enhancement of the local territory.

Completing the property is an independent villa of approximately 120 sqm, fully renovated and consisting of an entrance hall, a bright living room, a spacious kitchen, 2 bedrooms, and a bathroom.
Outside, a veranda perfect for relaxing outdoor moments and a basement garage add comfort and functionality.
The presence of the residence next to the business is a major added value, allowing direct and immediate management of the activity or the possibility of hosting guests in an authentic and welcoming environment.
Strategic location: immersed in nature yet only a short distance from the stunning beaches of Salento, this property perfectly combines privacy, nature, and tourist appeal.
An ideal solution for agricultural entrepreneurs, investors, or anyone wishing to embark on a new lifestyle project with a concrete, already operational business offering significant growth potential.

Details

- Property ID: CBI069-2248-133106
- Surface: 580.00 m²
- Rooms: 13
- Bathrooms: 2

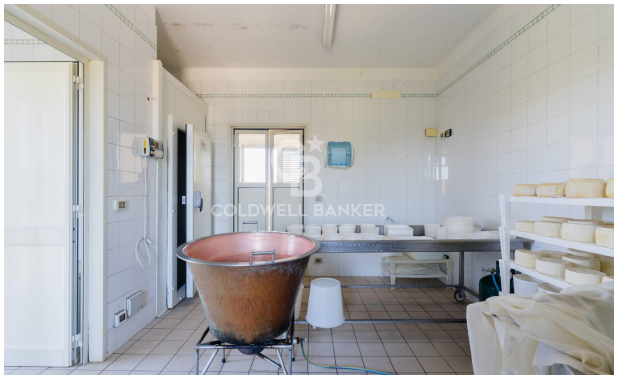
Property Features

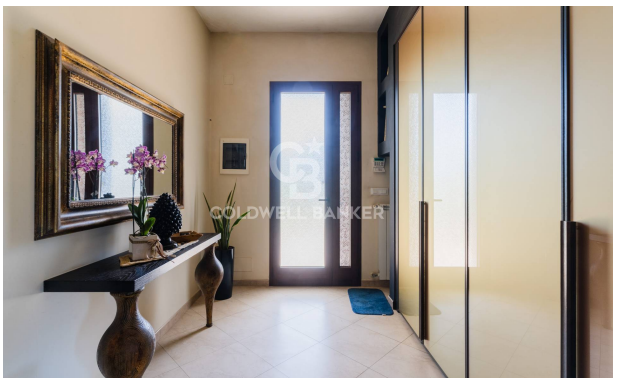
- Floor: Ground floor
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 580.00 m²
- Rooms: 13
- Bathrooms: 2
- Kitchen: Habitable
- Position: Peripheral
- Parking space: Uncovered
- Garage: Double
- Garden: Private,

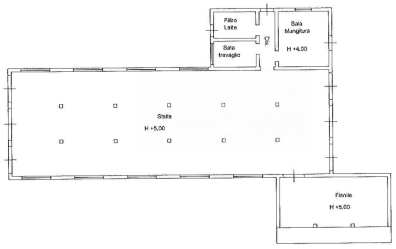
Nearby

- 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

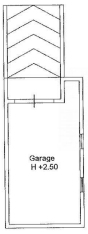
Images







PIANTA PIANO TERRA



PIANTA PIANO S1

PIANTA PIANO TERRA