



COLDWELL BANKER
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Receptive for Sell in Otranto - Area: Frassanito

📍 SP 366, Lecce, 73028 (LE)

600.000€



Contact info



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Description

OTRANTO – FRASSANITO AREA

Just a few kilometres north of Otranto, in one of the most enchanting stretches of the Salento Adriatic coast, we offer for sale an **exclusive real estate complex**, surrounded by greenery and located only a short distance from the sea. The property extends over **approximately 4 hectares of land** and features a **main building** comprising **six independent residential units**, all situated on the ground floor, for a **total surface area of about 330 sqm**. Each unit boasts a **private, fully equipped garden**, ideal for relaxing outdoors and enjoying the tranquillity of the countryside. The complex is the result of a **careful restoration project** of an **old Ersap farmhouse** and its rustic outbuildings – once used as an oven, storage rooms, agricultural depot, and woodshed – which have been **skillfully transformed into charming residences**. The various spaces are arranged in a distinctive **circular layout**, centred around an **internal courtyard** enhanced by a beautiful **arch in local stone**. The layout includes:

- **5 two-room apartments**, each with living area and kitchenette, bedroom, and bathroom;
- **1 studio apartment** with private bathroom.

All units have **independent entrances** and **private outdoor spaces**, ensuring both privacy and comfort. Within the property there are also **two additional buildings under construction**, measuring **50 sqm and 95 sqm** respectively.

An **approved project with landscape authorization** is already available for the development of an **agricamping site with a shared kitchen**, designed to host **20 pitches**, each equipped with a column supplying **drinking water and electricity**.

The architectural design, carried out with the utmost respect for the surrounding landscape, features **Leccese stone** and **plaster in warm, pastel tones**, blending harmoniously with the **local building tradition** and the **natural beauty of the environment**.

Its **strategic location** offers easy access to the main attractions of the area:

- **2 km from the sea**, with beaches and coves of rare beauty;
- **10 km from the centre of Otranto**;
- **46 km from Lecce, 68 km from Gallipoli, 96 km from Brindisi Airport, and 215 km from Bari International Airport**.

A property of **great potential** – perfect as an **elegant private residence, hospitality structure, or eco-rural resort** – nestled in the peaceful Salento countryside, just a stone's throw from the crystal-clear waters of Otranto.

Details



Property ID: CBI069-553-132917



Surface: 800.00 m²



Rooms: 12



Garden: Privato, 1.000 sqm



Bathrooms: 6



Energy Class: F

Property Features



Floor: **Ground floor**



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **800.00 m²**



Rooms: **12**



Bathrooms: **6**



Kitchen: **Exposed**



Position: **Touristic**



Parking space: **Uncovered**



Garden: **Private, 1.000 sqm**

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





