Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
P.IVA e C.F.: 04756020758
Tel.: (+39) 0832 099369

Boutique Hotel for Sell in San Cesario di Lecce

Via Dante Alighieri, Lecce, 73016 (LE)

1.980.000€

Contact info

Coldwell Banker Gruppo Bodini
Valentina Bodini

Phone: +39 0832 099369

Description

Coldwell Banker is delighted to offer for sale a **prestigious 19th-century historic residence** that still preserves the charm and authenticity of Salento's architectural tradition.
The property is set in an authentic environment and enjoys a strategic location near Lecce.
The 18th-century façade, with its refined and harmonious character, captivates the eye with perfect balance: two sculpted gargoyles watch over the square in front, while delicate acanthus leaves adorn the wrought-iron balconies, silent witnesses to an era of splendour.
The courtyard at the entrance of the palace leads us inside this charming residence, immediately revealing its unique character.
This palazzo, of great historical and architectural value in the heart of Salento, has been completely renovated and now operates as a tourist accommodation facility, featuring **eight independent units** of different sizes, each with its own unique style.
The elegant interiors boast **decorated grit floors**, true works of art, and extraordinary frescoes that embellish the **star-shaped vaults** and walls, telling stories of elegance and beauty.
A careful restoration, carried out by renowned architects, has enhanced the original structure and its historical identity. Every space and every period detail has been expertly restored, as demonstrated by the large Empire-style hall.
The private garden, approximately 200 sqm, forms part of an ancient citrus grove and represents the heart of this beautiful residence. At its centre lies an infinity-edge **pool**, perfectly integrated into the tranquillity and greenery of the garden. A wooden deck hosts the whirlpool and an ornamental waterfall, creating a corner of pure relaxation where time flows slowly, amidst the scent of citrus and the warm golden hues of Lecce stone.
A light, white staircase connects the garden to the large **panoramic terraces** and the two apartments on the first floor, while, in the basement, a refined **spa** has been designed to offer an exclusive wellness experience. Under the characteristic star vaults in Lecce stone, a whirlpool, sauna, Turkish bath, and sensory shower alternate, creating a path of absolute relaxation and comfort.
The property aims to offer authentic experiences in a noble and historical setting in the heart of Salento, combining luxury hospitality with a residence/short-stay concept. It features 8 independent apartments with a spa and exclusive spaces. A turnkey, fully operational asset with a very attractive ROI, strong marketing expansion potential, and experiential services. It is suitable for retail investors and hospitality operators looking to develop boutique hotels or charming hotel collections.
The financial indicators, ROI and the steadily growing EBITDA, make this property an attractive investment opportunity for investors focused on quality, long-term value preservation, and stable returns.

Details

Property ID: CBI069-553-132982

Surface: 960.00 m²

Rooms: 25

Garden: Privato, 200 sqm

Bathrooms: 15

Energy Class: C EP glnr: 224.46 kwh/m²

Bedrooms: 12

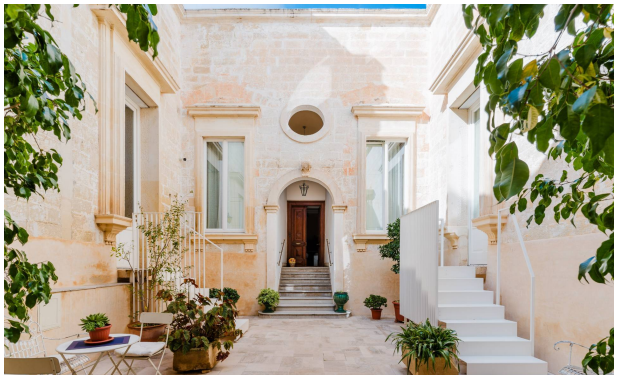
Property Features

- Floor: Main floor
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 960.00 m²
- Rooms: 25
- Bedrooms: 12
- Bathrooms: 15
- Kitchen: Habitable
- Position: Central
- Balconies: Presente
- Shower: Yes
- Garden: Private, 200 sqm
- Fireplace: Yes
- Safe: Yes
- Swimming pool: 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



les
grand
trans-
Parents

appartamento C + giardino
mq 81,5
appartamento B
mq 26
appartamento F
mq 40
appartamento D
mq 25
appartamento A
mq 102
+SPA

appartamento H
mq 22
appartamento G
mq 45

PIANTA PIANO INTERRATO
SPA
appartamento A
mq 102