**Coldwell Banker Gruppo Bodini**
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
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# Hotel for Sell in Lecce - Area: Centro storico

Porta San Biagio, Lecce, 73100 (LE)

1.700.000€

## Contact info

Coldwell Banker Gruppo Bodini

Loredana Latino

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# Description

LECCE
Located close to the historic centre, we are delighted to offer for sale a **charming recently built boutique hotel.**
The property, featuring a refined design and carefully curated spaces, was conceived as an accommodation facility from the outset and consists of two above-ground floors and a basement.
It features **modern rooms** with kitchenettes, en-suite bathrooms, air conditioning, Wi-Fi, safety deposit boxes, minibars, **panoramic terraces**, a **garden** and an **on-site parking**.
Some rooms overlook the street and the rooftops of historic Lecce, whilst others face a patio and a large adjoining garden, planted with lemon trees and lush evergreen plants.
All rooms are accessible to guests with disabilities.
The property is equipped with 10 kW **photovoltaic panels** that contribute to the energy supply, as well as an **alarm and surveillance system**.
The recently constructed building was built using anti-seismic solutions that provide a high degree of thermal and acoustic insulation.
On the second floor there is a **sun terrace.** Thanks to an already approved extension project , it could be used to increase the number of existing bedrooms by adding a **further storey**.
In the basement, accessible via the lift, as well as the staircase and the driveway gate, there is a convenient indoor car park for 4–5 cars, as well as a large space that can be used as a communal area or additional parking.
The **lift** serves all floors and access to the rooms is managed via an EPS locking system.
This “**turnkey”** property, fully furnished and equipped, is ready for immediate use; it is not simply a B&B but a small-scale hotel, with excellent online reviews.
The residence is situated close to the historic centre in a well-served area, near the main monuments and amenities.
Lecce is just a few kilometres from the most beautiful beaches in Salento: just 10 km from the nearest beaches, approximately 40 km from Gallipoli and Otranto, 35 km from Brindisi Airport and 150 km from Bari Airport.

# Details

Property ID: CBI069-553-133097

Surface: 1050.00 m²

Rooms: 22

Bathrooms: 9

Energy Class: B EP glnr: 50.00 kwh/m²

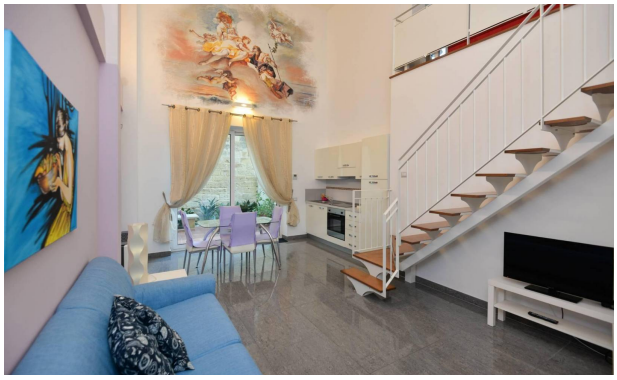
# Property Features

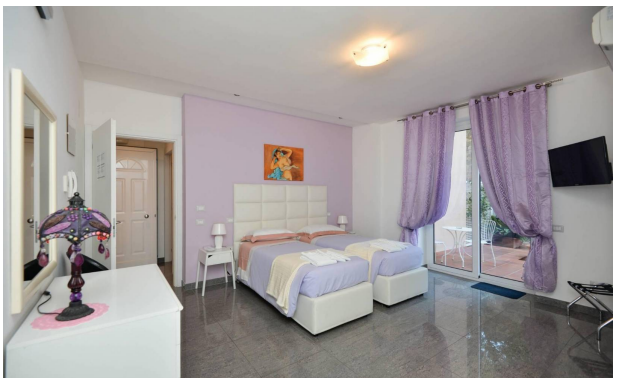
- Floor: Building
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 1050.00 m²
- Rooms: 22
- Bathrooms: 9
- Kitchen: Kitchenette
- Position: Central
- Parking space: Covered
- Garage: Shed
- Garden: Private,

# 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





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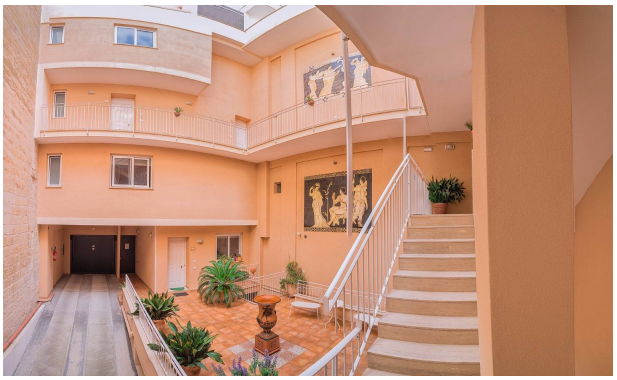

SUB. 2: B.C.N.C. AI SUBB. 1-5-7-9-10-12-13-18-19 (ASCENSORE)
SUB. 3: B.C.N.C. AI SUBB. 1-5-9-10-12-13-14-15-18-19 (RAMPA DI ACCESSO AL PIANO SEMINTERRATO)