



COLDWELL BANKER
ITALY

Coldwell Banker Gruppo Bodini
Piazza Dante Alighieri, 43 - 73013 Galatina
P.IVA e C.F.: 04756020258
Tel.: (+39) 0836211782

Historical villa: for Sell in San Cesario di Lecce

📍 Piazza Giuseppe Garibaldi, Lecce, 73013 (LE)

540.000€



Contact info



Coldwell Banker Gruppo Bodini

Manuela Maiorano

Phone: 0836211782

Mobile: 3887927177

Email: manuela.maiorano@cbitaly.it

Description

HISTORIC BUILDING WITH A PANORAMIC TERRACE IN THE HEART OF SAN CESARIO DI LECCE

In the heart of the historic center of San Cesario di Lecce, directly on Piazza Garibaldi, we offer for sale a prestigious historic building currently used for commercial purposes, featuring important elements of traditional Salento architecture and interesting potential for enhancement.

The property is located in a particularly prestigious position, in the heart of the town's main square, near the Mother Church of Santa Maria delle Grazie and the Palazzo Ducale, the seat of the municipality.

The building retains the charm of Salento architecture, with its star and barrel vaults, arches, impressive interior ceilings, and exposed Lecce stone elements. The rooms are spacious and bright, arranged in a succession of spaces with different architectural features.

The interior space is particularly striking, featuring a large glass roof that lets in natural light and enhances the stone elements.

The property also features a large panoramic terrace overlooking Piazza Garibaldi, a particularly interesting space that offers a suggestive view of the historic heart of San Cesario.

The property is currently designated for commercial use and is equipped with a professional industrial-style kitchen, with functional systems and arrangements for the business, as well as separate restrooms for men and women and additional service spaces.

The existing configuration allows for the evaluation of the continuation or development of a business in the restaurant, gastronomy, hospitality, tourism, events, or other commercial sectors, subject to verification of the specific authorizations required.

At the same time, given its architectural features, size, and layout, the property offers interesting potential for residential conversion, allowing one to imagine the building's transformation into a prestigious private residence in the heart of Salento. Any change of intended use will require verification of urban planning, building code, and land registry requirements.

San Cesario di Lecce also enjoys a strategic location just outside Lecce. The capital city can be reached in just a few minutes, and the road between the two centers features a significant concentration of businesses and services, including supermarkets, furniture, construction, automotive, sports, outlets, and numerous other commercial outlets.

The growing urban and commercial proximity to Lecce, combined with its location in the historic center, makes the property attractive both for commercial and entrepreneurial development and for future residential development.

A historic building with a strong identity, in one of the most iconic locations in San Cesario di Lecce, combining the charm of Salento architecture with spacious spaces, a panoramic terrace, professional infrastructure, and multiple potential uses.

San Cesario di Lecce is 6 km from Lecce and about 50 km from Brindisi Airport.

Details

 Property ID: CBI104-622-375	 Surface: 416.00 m²
 Rooms: 12	 Garden: Privato, 120 sqm
 Bathrooms: 3	 Energy Class: B EP glnr: 752.18 kwh/m²
 Bedrooms: 5	

Property Features

 Floor: On two levels	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 416.00 m²
 Rooms: 12	 Bedrooms: 5
 Bathrooms: 3	 Kitchen: Present
 Position: Central	 Elevator: 1
 Balconies: Presente	 Garden: Private, 120 sqm
 Terrace: Present	

Nearby



Gyms



Spa



Football Fields



Fitness Centers



Tennis Courts



Bike Lanes



Playgrounds



Railway Station



Public Transport



Kindergarten



Elementary Schools



Schools



High Schools



Cafe



Post Offices



Shopping Centers



Municipal Offices

Images











