



COLDWELL BANKER
ITALY

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Commercial Property for Sell in Guagnano

📍 Strada Provinciale 104, Lecce, 73010 (LE)

395.000€



Contact info



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Description

GUAGNANO

In Guagnano, we offer for sale an interesting **multifunctional property** located just 100 meters from the town center. The fully fenced property extends over a plot of approximately 2.8 hectares and it includes:

- two five-a-side football pitches
- one tennis court
- a pizzeria with large outdoor areas
- an independent residential unit
- surrounding land

The last business activity made this location the ideal place for events, sports activities, and social gatherings.

The pizzeria, enhanced by a characteristic tower, is about 240 sqm and it features large outdoor areas perfect for lunches, dinners, and open-air events, with a total uncovered surface area of about 140 sqm.

Inside, it offers a large dining hall with two bathrooms, a kitchen with a wood-fired oven, a bar area, and staff changing rooms. It also serves as an on-site restaurant for the sports facilities, providing added value during training sessions, tournaments, and matches with friends.

The independent residential unit has a surface area of about 105 sqm and it consists of an entrance hall, a spacious living area with lounge and dining area, kitchen, two bedrooms, and a bathroom. The interiors are enhanced by charming star-shaped vaulted ceilings with exposed Lecce stone. The property offers the possibility to live and work in the same place or to use it as an investment.

The estate is surrounded by an extensive land featuring an olive grove, an orchard, Mediterranean plants, and a pine forest, creating a private and natural environment.

It is also equipped with air conditioning, an automatic entrance gate, and a video surveillance system.

This property represents the ideal solution for anyone wishing to start or expand a business in a dynamic sector, with a well-organized structure and great development potential.

Contact us for more information! We will be pleased to show you this interesting property.

Details



Property ID: CBI069-1389-133055



Surface: 420.00 m²



Rooms: 10



Bathrooms: 6



Energy Class: G EP glnr: 219.75 kwh/m²

Property Features



Floor: **Ground floor**



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **420.00 m²**



Rooms: **10**



Bathrooms: **6**



Kitchen: **Habitable**



Position: **Served area**



Parking space: **Uncovered**



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





