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Agricultural Land for Sell in Sannicola

📍 Contrada Camaldari, Lecce, LE

70.000€



Contact info



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Description

Building land with trulli and approved project for a house with a swimming pool 7Sannicola In one of the quietest, most private, and scenic areas of Sannicola, in the hamlet of Chiesanuova, in the Camaldari district, just five minutes from the wonderful beaches of Salento, we offer for sale a charming property surrounded by nature, intended for agritourism, with approximately 8,500 square meters of land and panoramic sea views. ? The Property Land area: 8,500 sqm with artesian well. Existing buildings: two typical Salento pajare, perfect for enhancing and integrating into the project. Utilities: electricity available. Location: quiet and private setting, just minutes from the sea. ? Approved Project and Building Potential A building plan has already been released for the land, for the construction of a splendid 207 m2 structure with a private pool, ideal for starting a hospitality business or creating a home immersed in the Salento countryside. The project includes: Entrance hall. Eat-in kitchen. Large breakfast room. Four bedrooms, each with en suite bathroom. Two garages. Storage for agricultural tools. Private pool for pure outdoor relaxation. Roof terrace with panoramic sea views. There is also the possibility of building an additional 100 square meters, offering the opportunity to expand the accommodation facility, subject to verification of the relevant urban planning and permit requirements. The hospitality and agricultural opportunity is designed for agricultural entrepreneurs interested in a primary agricultural activity with a secondary hospitality business, such as agritourism or B&Bs. Building permits are also available for direct farmers, primary agricultural entrepreneurs (IATP), or agricultural laborers, in compliance with applicable requirements. ? Technical and Urban Planning Parameters Land Building Index (IFF): 0.03 m3/m2 for a farm residence, with additional volume permitted for rustic outbuildings and agricultural production facilities. Maximum building height: 7.00 m. Minimum lot area: 5,000 m2, easily met by the 8,500 m2 available. Minimum distance from the road: 20 m. Minimum distance between buildings: 30 m. Basement/semi-basement: can be constructed with a covered area equal to that of the ground floor or mezzanine. Parking: at least 1 m2 for every 10 m3 built, covered or uncovered. ? An opportunity to discover in the heart of Salento! A property with great potential, ideal for creating a relaxing oasis surrounded by nature or developing a tourism-accommodation project just steps from the sea, enhancing the authenticity of the typical Salento pajare and the outdoor spaces with a swimming pool.

Details



Property ID: CBI069-1827-133277



Surface: 8500.00 m²

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



