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ITALY

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Farmhouse for Sell in San Donato di Lecce - Area: Galugnano

📍 Via Comunale Finocchi, Lecce, 73010 (LE)

770.000€



Contact info



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Description

PUGLIA – SALENTO – SAN DONATO DI LECCE – GALUGNANO

An oasis of tranquillity, nature and hospitality in the heart of Salento.In **Galugnano**, a hamlet of San Donato di Lecce, we are offering for sale a charming agriturismo with swimming pool, nestled in the peaceful Salento countryside. This captivating property combines spacious interiors, comfort and a natural setting of rare beauty. The property is centred around a building of approximately 720 sqm, arranged over two floors and surrounded by approximately 6 hectares of land. This substantial expanse offers privacy, freedom and numerous opportunities to enhance the property's value.**THE PROPERTY**On the ground floor, guests are welcomed into a spacious restaurant dining room, ideal for accommodating customers and hosting events, alongside a kitchen area and toilet facilities, in a layout designed for catering and hospitality activities.The **ground floor** also features:Four double bedrooms with en-suite bathrooms and independent entrances.A room intended for the caretaker, also featuring a bathroom and an independent entrance.The **first floor** houses two self-contained apartments, ideal for providing guests with independent accommodation:The first apartment comprises a bedroom, a kitchen and 2 bathrooms.The second apartment comprises two bedrooms, each with its own en-suite bathroom, and a kitchenette.The layout allows the hospitality business to be combined with flexible use of the spaces, offering guests independence and privacy.**SWIMMING POOL, SUNBATHING AREA AND RELAXATION** Making this property even more special is its beautiful swimming pool, surrounded by a sunbathing area and dedicated relaxation spaces, where guests can enjoy the Salento sunshine and experience moments of genuine well-being in close contact with nature. The surrounding land, extending over five hectares, completes the property and creates an evocative atmosphere, ideal for those wishing to live and invest in a charming rural setting.**A PROPERTY WITH GREAT POTENTIAL**This property represents an interesting opportunity for entrepreneurs in the tourism and catering sectors, for those looking to invest in rural hospitality, or for anyone dreaming of developing a personal project immersed in the Salento countryside. The combination of hospitality facilities, dedicated restaurant spaces, independent accommodation units, a swimming pool and an extensive plot of land makes this a property worth discovering and enhancing.A place where nature, hospitality and investment opportunities come together, creating a truly unique property in the captivating landscape of Salento.

Details



Property ID: CBI069-2123-133279



Surface: 6140.00 m²



Rooms: 13



Bathrooms: 14



Energy Class: C EP glnr: 230.64 kwh/m²

Property Features



Floor: On two levels



Conservation status: Excellent



Current condition: Free upon deed



Surface: 6140.00 m²



Rooms: 13



Bathrooms: 14



Kitchen: Habitable



Position: Peripheral



Garden: Private,



Swimming pool: Yes

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







