



COLDWELL BANKER  
GRUPPO BODINI

Coldwell Banker Gruppo Bodini  
Via 95 Reggimento Fanteria, 11 - 73100 Lecce  
P.IVA e C.F.: 04756020758  
Tel.: (+39) 0832 099369

# Receptive for Sell in Presicce-Acquarica

📍 Strada Provinciale 79 Presicce Alessano, Lecce, LE

1.490.000€



## Contact info



Coldwell Banker Gruppo Bodini

**Stefania Stamerra**

Phone: +39 0833 607357

# Description

## **PRESICCE – LECCE – SALENTO**

In the heart of Salento, in Presicce, a charming historic village known as the City of Hypogea and listed among the Most Beautiful Villages in Italy, an elegant 4-star hotel property is for sale, in good condition, currently not operational but ready to return to the market.

Located a short distance from the enchanting beaches of Santa Maria di Leuca, Torre Vado and Torre San Giovanni, the property fits harmoniously into a naturalistic context of rare beauty, ideal for those who wish to invest in high-profile hospitality, in the events sector or in a prestigious residential project.

**The property is built around a historic nineteenth-century villa in classical style of about 1000 sqm on three levels**, characterized by an elegant portico with columns in Lecce stone, large windows and interior spaces of great charm. The private park, cared for according to the tradition of the Italian garden, **extends for about 6000 sqm and is embellished with stone terraces and flower beds, which frame the swimming pool of about 70 sqm with a view of the park.**

Completing the landscape is **a natural oak forest of about 6 hectares** offering a private setting to be enjoyed for walks, outdoor activities or sensory experiences.

The ground floor structure has a reception and three spacious internal rooms dedicated to receptions and events: a main room with 250 seats overlooking the park and the swimming pool, a more modern room with 120 seats and a small room with 40 seats usually used for breakfasts. The kitchens, fully equipped at a professional level, are designed to guarantee a high-level catering service, with refined culinary experiences even for large events.

On the first floor there are eight double bedrooms, furnished with fine materials and high-end finishes, including noble woods and marble, some of which have a hydromassage tub and a panoramic terrace overlooking the surrounding greenery. In addition to these, there is an independent suite, located directly in the park, built with local tuff and equipped with a fireplace, historic vaults and a large bathroom covered in marble, also with a hydromassage tub and large shower. An added value of this property is the wellness center, created in the underground spaces of the villa, where wines were once stored, in an intimate and private atmosphere, there is a Finnish sauna, a Turkish bath, emotional showers, a hydromassage tub and a relaxation room. This space has independent access, ideal for expanding the offer of services also for external customers.

Among the valuable elements, it is worth mentioning the systems designed in compliance with the most recent regulations on energy saving, LED lighting, solar panels, rainwater collection and electromechanical elevator, also present two technical rooms on the second floor, used and equipped as laundries, which allow to optimize the internal management works.

All rooms are equipped with centralized air conditioning and heating system, while the kitchen area and the suite heating are powered by methane, the internal room has a fireplace, is equipped with a predisposition for an alarm system, authorized artesian well as connection to the public water supply, for waste there is a septic tank.

The parking space can accommodate up to approximately 100 cars.

The property represents an extraordinary investment opportunity in one of the most sought-after areas of Puglia, with ample development potential in the tourism, wellness and events sectors of all targets.

The property is located a few hundred meters from the SP274, a strategic artery to reach the **Maldives of Salento**, the most famous of the beaches on the Ionian side, in addition to the countless seaside and cultural resorts of Capo di Leuca, it is also 30 km from Gallipoli, 60 km from Lecce and 110 km from Brindisi Airport.

# Details

|                                                                                                                   |                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|  Property ID: CBI069-2246-132879 |  Surface: 2365.00 m²                   |
|  Rooms: 20                       |  Garden: Privato, 6.000 sqm            |
|  Bathrooms: 12                   |  Energy Class: B EP glnr: 54.10 kwh/m² |

# Property Features

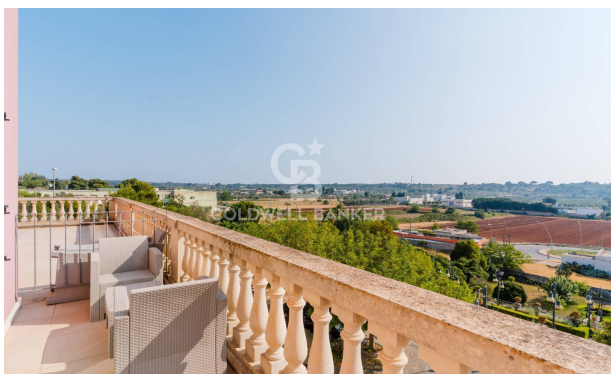
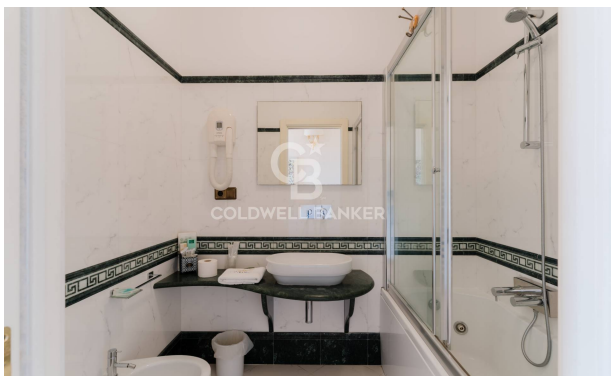
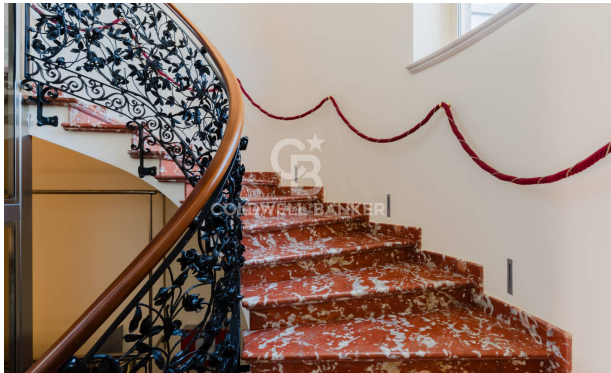
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|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Floor: Building                   |  Conservation status: Good |
|  Current condition: Free upon deed |  Surface: 2365.00 m²       |
|  Rooms: 20                       |  Bathrooms: 12           |
|  Kitchen: Present                |  Position: Served area   |
|  Garden: Private, 6.000 sqm      |  Swimming pool: Yes      |

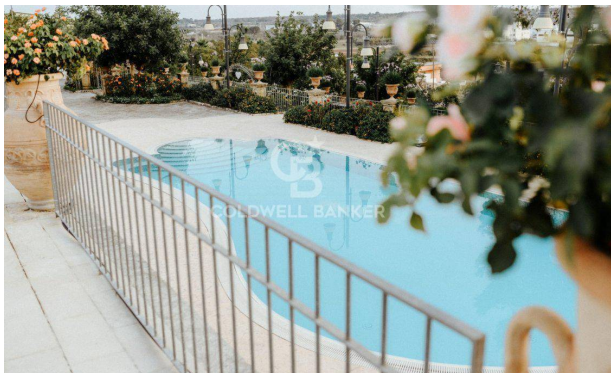
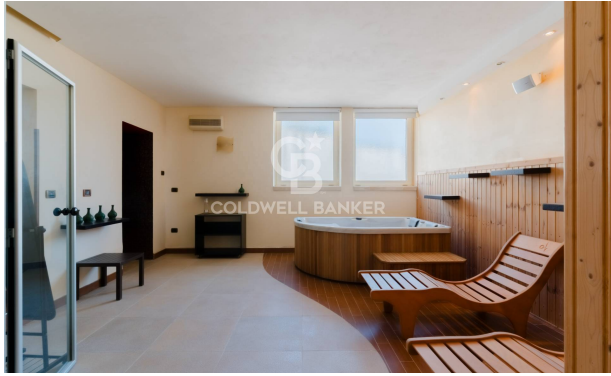
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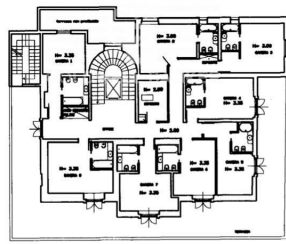
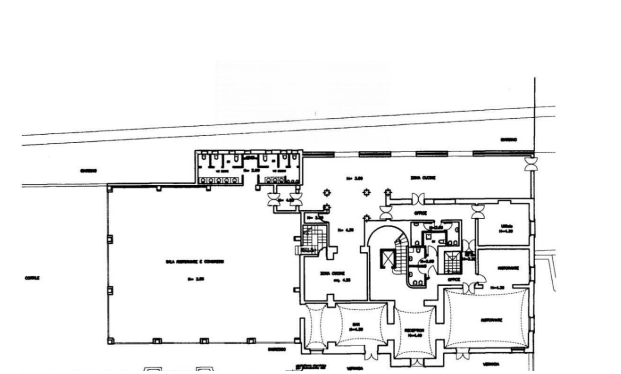
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|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  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



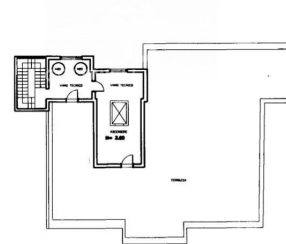




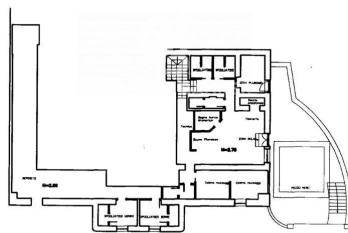


PIANTA PIANO PRIMO

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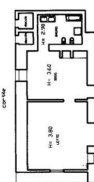


PIANTA PIANO SECONDO



PIANTA PIANO SEMINTERRATO

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PIANTA SUITE P. 1.

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