

Apartment for Sell in Nardò

📍 Via Fedele, Lecce, LE

165.000€



Contact info



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Description

NARD?

Exceptional investment opportunity

Nestled in the charming historic centre of Nar?, among picturesque streets steeped in history, elegant Baroque palaces and quaint squares, this charming **80 sqm ground-floor apartment** offers the perfect blend of traditional Salento architecture and outstanding versatility.

The property includes **three rooms and one bathroom** and features beautiful **traditional star-vaulted ceilings** rising over **4 metres high**, creating bright, airy interiors full of character and timeless appeal.

Currently operating as a successful **bed & breakfast**, the property has been divided into **two independent units**, providing excellent flexibility for hospitality use:

- A small apartment featuring a living area with kitchenette, bathroom and a double bedroom with a spectacular **private indoor pool**-a truly distinctive feature that adds exclusivity and charm.
- A double bedroom with en-suite bathroom and independent access from the property's characteristic courtyard, offering guests privacy and tranquillity.

This layout allows the hospitality business to continue immediately. The B&B enjoys excellent guest reviews and offers the opportunity to rent the entire property or the two units separately, maximising the return on investment.

Alternatively, thanks to its original layout, the property can easily be restored to a single residence, creating a charming home in the heart of the city, ideal either as a primary residence or as a holiday home.

One of the property's greatest strengths is its exceptional location. Situated in the heart of Nar?'s historic centre-one of Salento's most captivating towns-it offers the opportunity to experience the authentic atmosphere of a place rich in history, art and local traditions. Elegant squares, magnificent Baroque churches, traditional restaurants, cafés and all essential amenities are just a short stroll away.

Within just a few minutes' drive, you can reach some of the most beautiful beaches along the Ionian coast of Salento, including Santa Maria al Bagno, Santa Caterina, and the stunning Porto Selvaggio Regional Natural Park, renowned for its crystal-clear waters and unspoilt natural beauty.

An outstanding opportunity for those seeking an established investment in the thriving tourism sector or wishing to create a beautiful home in one of Salento's most sought-after destinations.

Details



Property ID: CBI069-3218-133195



Surface: 80.00 m²



Rooms: 3



Bathrooms: 2



Energy Class: E



Bedrooms: 2

Property Features



Floor: **Ground floor**



Conservation status: **Renovated**



Surface: **80.00 m²**



Rooms: **3**



Bedrooms: **2**



Bathrooms: **2**



Kitchen: **Exposed**



Position: **Central**



Shower: **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

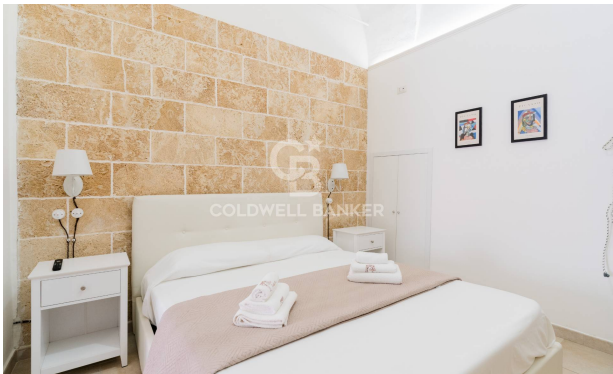


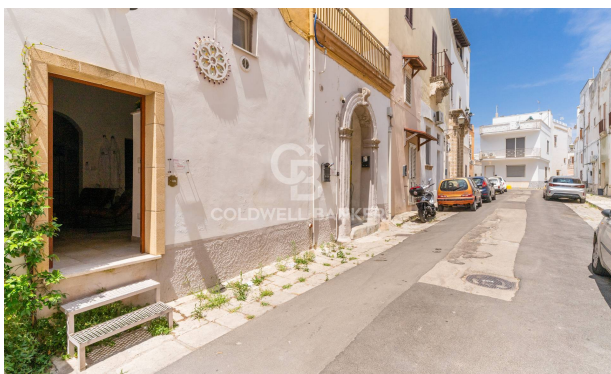
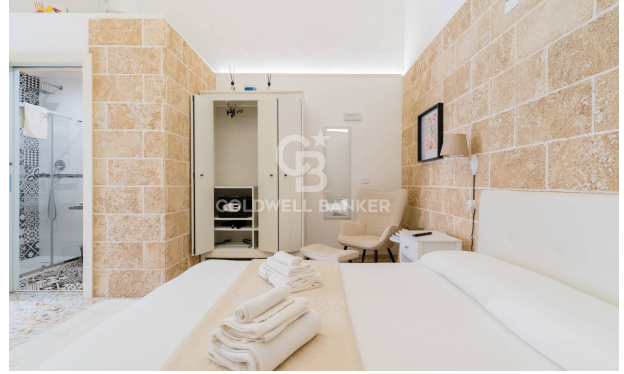
Shopping centres

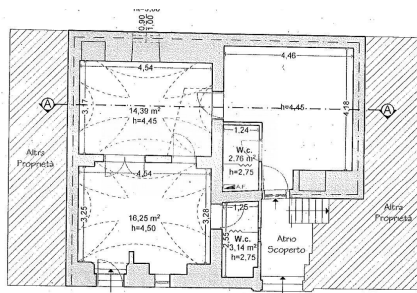


Municipal office

Images







PIANTA PIANO TERRA