Coldwell Banker Gruppo Bodini
Via 95 Reggimento Fanteria, 11 - 73100 Lecce
Phone number (+39) 0832 099369

Boutique Hotel for Sale in San Cesario di Lecce
€ 1.980.000
Ref. CBI069-553-132982

960 sq.m | Bathrooms: 15 | Bedrooms: 12 | Rooms: 25

Coldwell Banker is delighted to offer for sale a **prestigious 19th-century historic residence** that still preserves the charm and authenticity of Salento's architectural tradition.
The property is set in an authentic environment and enjoys a strategic location near Lecce.
The 18th-century façade, with its refined and harmonious character, captivates the eye with perfect balance: two sculpted gargoyles watch over the square in front, while delicate acanthus leaves adorn the wrought-iron balconies, silent witnesses to an era of splendour.
The courtyard at the entrance of the palace leads us inside this charming residence, immediately revealing its unique character.
This palazzo, of great historical and architectural value in the heart of Salento, has been completely renovated and now operates as a tourist accommodation facility, featuring **eight independent units** of different sizes, each with its own unique style.
The elegant interiors boast **decorated grit floors**, true works of art, and extraordinary frescoes that embellish the **star-shaped vaults** and walls, telling stories of elegance and beauty.
A careful restoration, carried out by renowned architects, has enhanced the original structure and its historical identity. Every space and every period detail has been expertly restored, as demonstrated by the large Empire-style hall.
The private garden, approximately 200 sqm, forms part of an ancient citrus grove and represents the heart of this beautiful residence. At its centre lies an infinity-edge **pool**, perfectly integrated into the tranquillity and greenery of the garden. A wooden deck hosts the whirlpool and an ornamental waterfall, creating a corner of pure relaxation where time flows slowly, amidst the scent of citrus and the warm golden hues of Lecce stone.
A light, white staircase connects the garden to the large **panoramic terraces** and the two apartments on the first floor, while, in the basement, a refined **spa** has been designed to offer an exclusive wellness experience. Under the characteristic star vaults in Lecce

stone, a whirlpool, sauna, Turkish bath, and sensory shower alternate, creating a path of absolute relaxation and comfort.
The property aims to offer authentic experiences in a noble and historical setting in the heart of Salento, combining luxury hospitality with a residence/short-stay concept. It features 8 independent apartments with a spa and exclusive spaces. A turnkey, fully operational asset with a very attractive ROI, strong marketing expansion potential, and experiential services. It is suitable for retail investors and hospitality operators looking to develop boutique hotels or charming hotel collections.
The financial indicators, ROI and the steadily growing EBITDA, make this property an attractive investment opportunity for investors focused on quality, long-term value preservation, and stable returns.

Property Informations

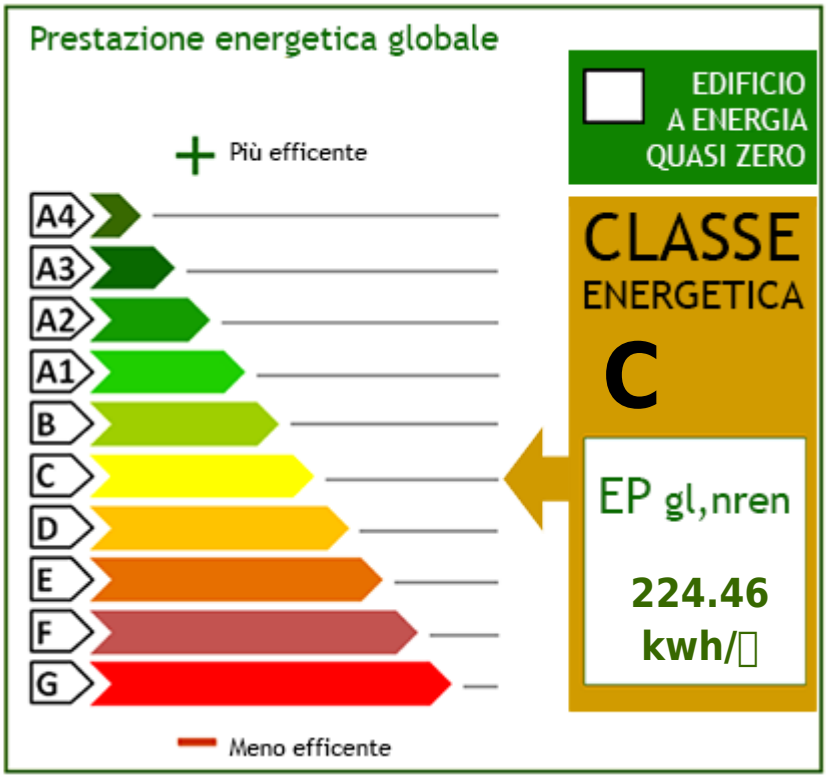
Address: Via Dante Alighieri	**Zip code**: 73016
Livable surface: 870.00	**Bedrooms**: 12
Bathrooms: 15	**Rooms**: 25
Internal condition: Restored	**Floor**: Noble floor
Total floors: 2	**No architectural barriers**: Yes
Date of construction: 1800	**Current condition**: Available after the deed of sale
Balconies: Present	**Terrace**: Present, 300 sq.m
Garden: Private, 200 sq.m	**Sea distance**: 20.000 meter
Kitchen: Eat-in kitchen	

Features

Terrace: 300	Antenna: Independent	SAT Tv: Independent
Storage	High-speed internet connection	Cellar
Fastweb connection	Fireplace	Air conditioning
Electric system: Compliant	Whirlpool bath	Shower
Alluminium fixtures	Preparation for alarm system	Safety deposit box
Pool	Panoramic view	Airport distance

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			


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
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G
CLASSE ENERGETICA
C
EP gl,nren
224.46 kwh/
Meno efficente

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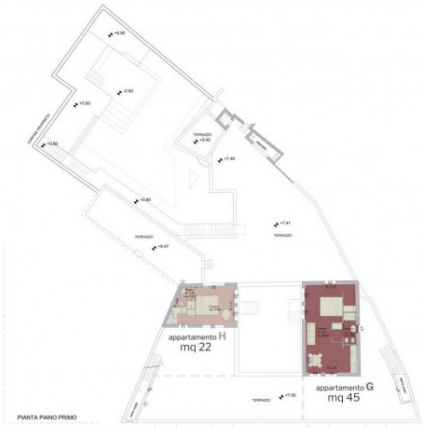

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