

Bed and Breakfast for Sale in Lecce Mazzini

€ 470.000

Ref. CBI092-2578-63965



200 sq.m | Bathrooms: 5 | Rooms: 6

Prestigious property with an excellently established hospitality business.

In Lecce, in the heart of the Mazzini-San Lazzaro district, just steps from the new multi-storey car park in Piazza Mazzini, we offer for sale a charming property of approximately 200 square meters, currently used as a Bed & Breakfast, highly regarded for its excellent guest reviews.

The property, successfully launched over the past two years, enjoys a strategic and private location in one of the city's most popular and tourist-friendly areas, offering a perfect balance between modern comfort and historic charm.

The property comprises a welcoming reception area with an elegant breakfast and coffee corner, and five double bedrooms, all with private bathrooms with showers, minibars, Smart TVs, and hot/cold air conditioning.

Among these, a splendid Suite with an exclusive terrace stands out.

Most of the rooms are internally connected, allowing for flexible management and also ideal for families or small groups.

A well-kept outdoor space, complete with shade structures and tables, offers a pleasant and private atmosphere, perfect for al fresco breakfasts or moments of relaxation and conviviality.



The property was built with top-quality materials and is in excellent condition, ready for occupancy and requiring no further work. Every room reflects great attention to detail and superior comfort, thanks to independent air conditioning, high-quality double-glazed wood/aluminum window frames, and aluminum shutters.

In addition to representing a fully established hospitality business, the property represents a solid and versatile investment, with interesting potential for further development.

The configuration of the spaces also allows, with minimal adjustments, the transformation into a prestigious private residence.

In the basement there is a charming gallery of approximately 150 m2, characterised by fascinating barrel vaults and currently in a rustic state.

A space with great potential, ideal for the creation of a private spa or wellness area, a charming gym, or an exclusive experiential environment designed for a high-profile clientele.

The property includes a cellar in the basement of approximately 8 m2.

A Coldwell Banker Exclusive.

Contact our agency for more information or to request a viewing of the property.

Certification

Energy class: D

Property Informations

Address: Via Giovanni Antonio Orsini Del Balzo, 46

Zip code: 73100

Bathrooms: 5

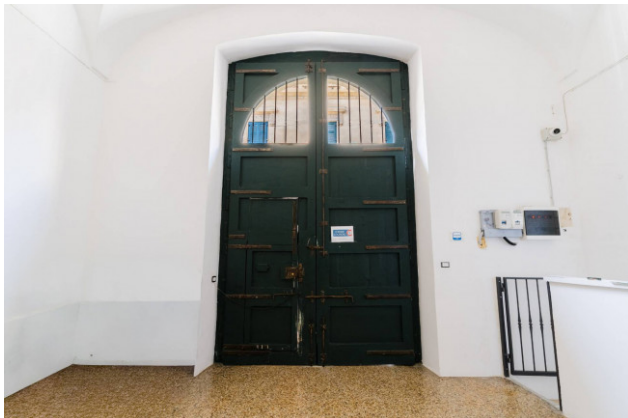
Rooms: 6

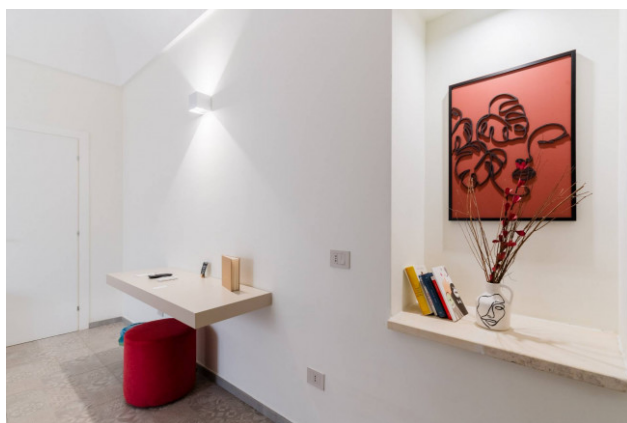
Internal condition: Excellent

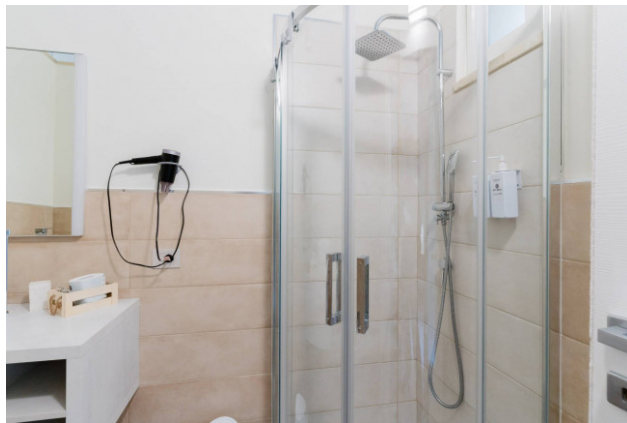
Condominium costs: € 25

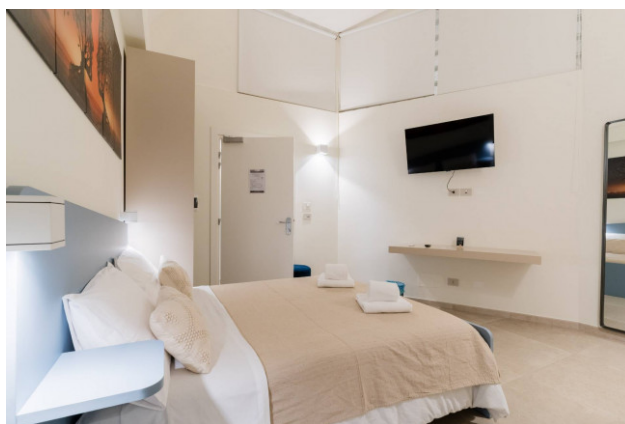
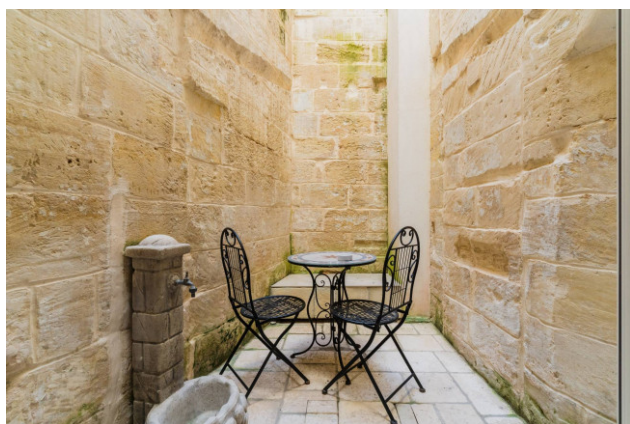
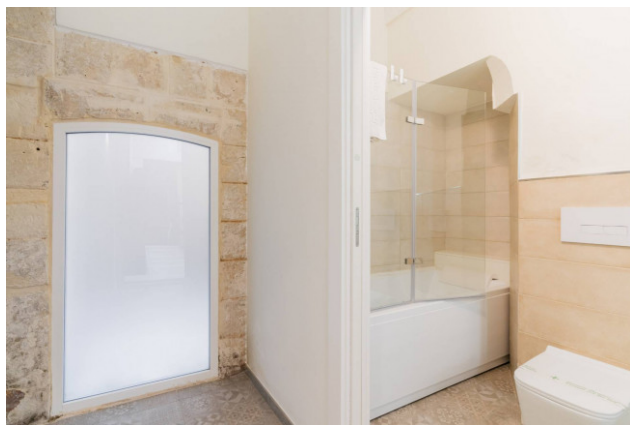
Nearby

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			











PIANO TERRA
h=4.20

