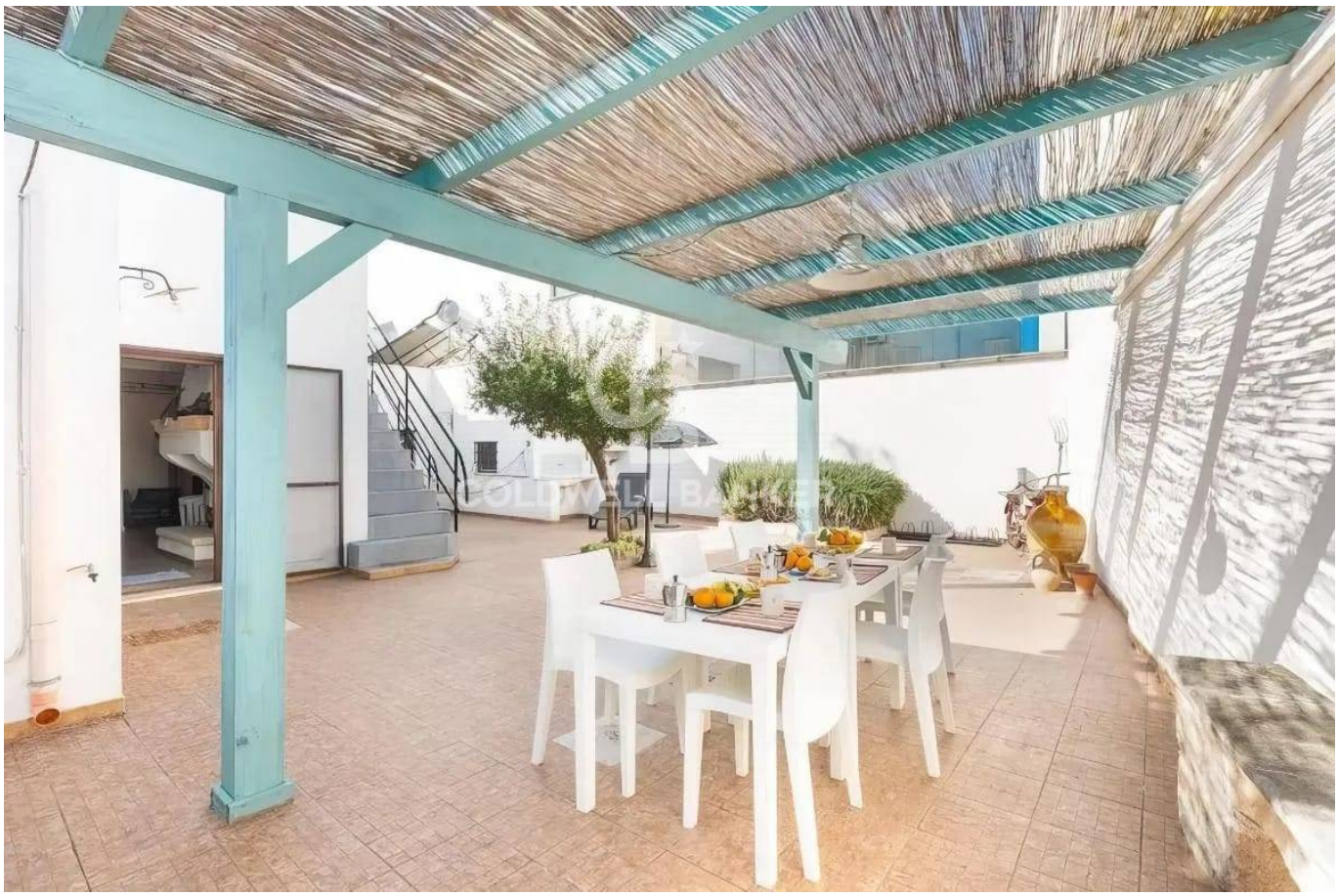
Coldwell Banker Gruppo Bodini
Via Casimiro, 1 - 72100 Brindisi
Phone number (+39) 0831 1628391

Bed and Breakfast for Sale in Avetrana

€ 255.000

Ref. CBI092-3022-63973



199 sq.m | Bathrooms: 6 | Rooms: 8

In the heart of Avetrana, just minutes from the pearls of the Ionian Sea, we offer a one-of-a-kind detached property.
This residence is not only a successful hospitality facility, but an example of how historic Salento architecture can blend with modern sustainability and absolute well-being.
A Strategic Location Between Sea and Nature, the Meridiana B&B enjoys an enviable location, just a 5-minute drive from the most iconic beaches of Salento:
Salina dei Monaci: A breathtaking natural oasis where sand dunes meet a body of water frequented by pink flamingos.
Torre Colimena: A fishing village dominated by the 16th-century tower of the same name, perfect for those seeking crystal-clear waters and low cliffs.
Punta Prosciutto: Famous worldwide for its towering dunes and Caribbean-like sea, a must-see for every visitor.
San Pietro in Bevagna: Known for its wide golden beaches and the wild charm of the mouth of the Chidro River.
Tradition and Energy Innovation.
The property boasts a rare level of efficiency for historic buildings (Class C), thanks to a modern photovoltaic system that reduces operating costs. The interiors are a tribute to tradition, with dramatic star vaults and a majestic stone fireplace.
The Potential:
The Wellness Project: The basement is ready to be transformed into an exclusive spa. The two large bedrooms with bathrooms are already equipped, and the price includes some of the materials needed to build a solarium and relaxation area, a hot tub, and a sauna.
Features in Summary
Vaulted entrance with corridor leading to the 5 double bedrooms: independent, air-conditioned and finished with quality materials.

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Living area with kitchen block and fireplace that opens onto a private garden of approximately 93 m2.
A large green oasis for outdoor breakfasts and moments of privacy.
Business Model: Turnkey structure with excellent profitability and proximity to the historic center of Avetrana (300m).
This property represents the ultimate investment in Salento: a perfect blend of history, modern comforts, and proximity to Puglia's most beautiful beaches.
Contact us for a dedicated tour and to view the wellness area project.

Certification

Energy class: C

Property Informations

Address: Via Umberto I, 17

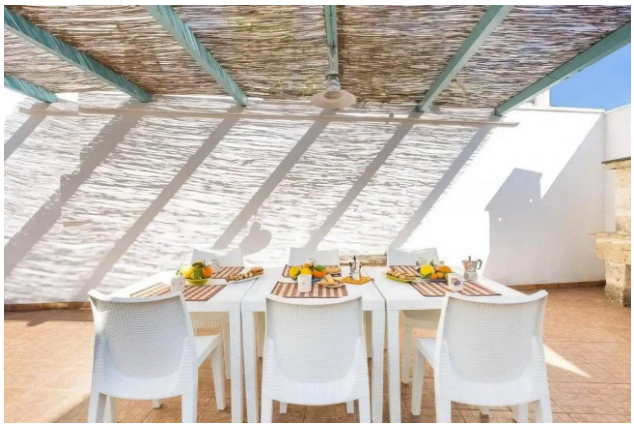
Bathrooms: 6

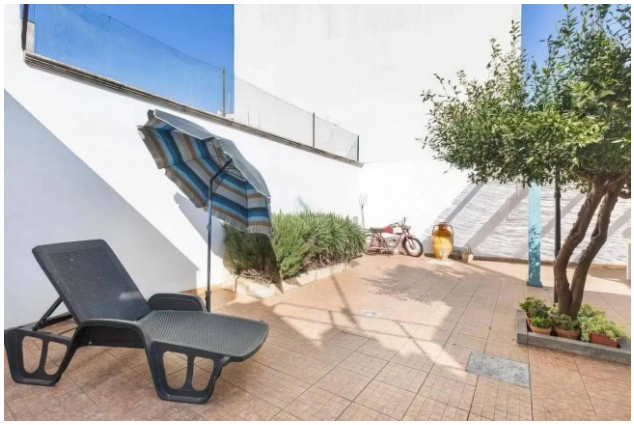
Rooms: 8

Internal condition: Restored

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			





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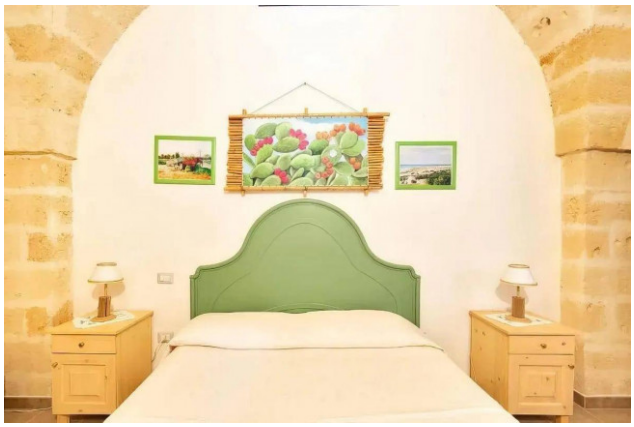

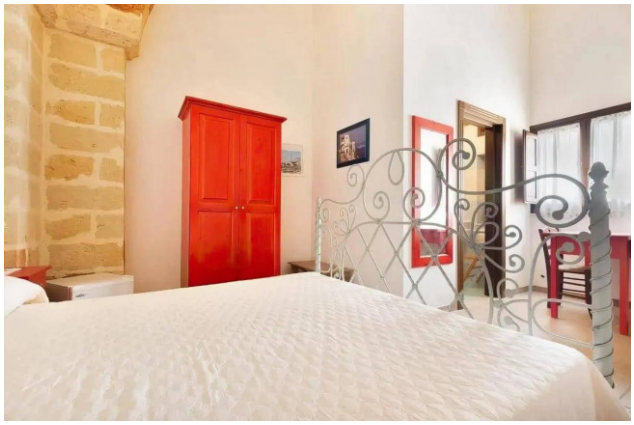

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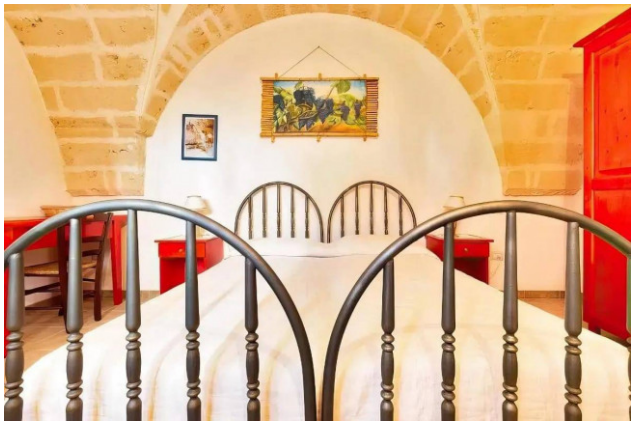

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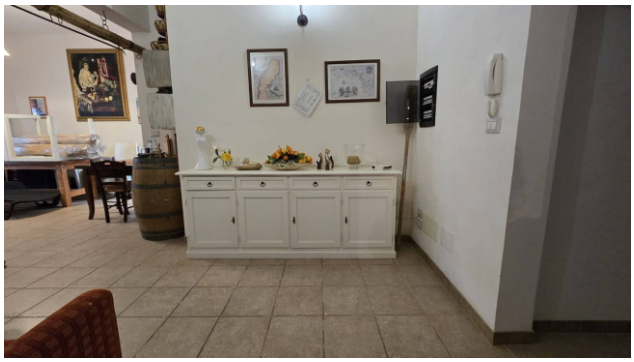

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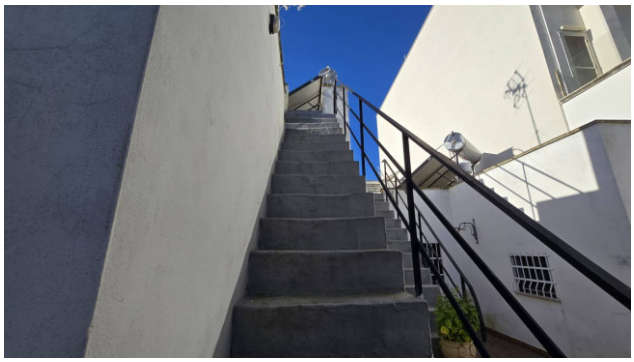

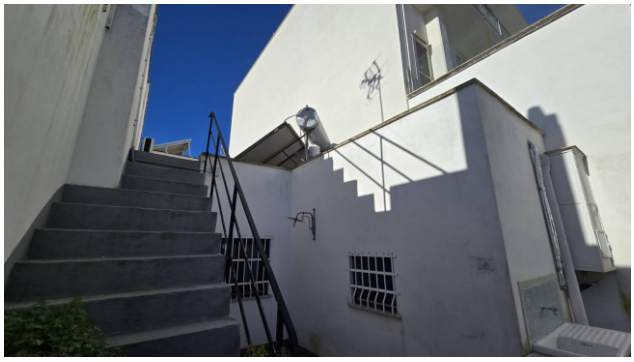

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