

Masseria for Sale in Ugento

Torre San Giovanni

€ 1.870.000

Ref. CBI069-1827-133092



2.180 sq.m | Bathrooms: 15 | Bedrooms: 13 | Rooms: 20

UGENTO - LECCE - SALENTO

Salento, Torre San Giovanni, in the Marina di Ugento area, just minutes from the beaches, we offer for sale an ancient **farmhouse** dating back to the 15th century, and expanded in later periods, with a timeless charm.

Surrounded by centuries-old pine trees and immersed in a peaceful setting, the property extends over a total area of approx. 20.500sqm, with approx. 1.500sqm of floor space. Spread across several buildings, the property boasts spacious rooms, vaulted ceilings, and authentic, perfectly preserved architectural details. The grounds consist of pine forest and Mediterranean scrub, with beautiful rocky outcrops that enhance the outdoor space connecting the bedrooms to the garden.

The farmhouse is currently in operation and has:

- 13 rooms
- 1 three-room apartment
- 1 studio apartment
- pool
- restaurant area complete with large, partially equipped kitchen
- outdoor spaces for events and high-level hospitality, including a fantastic terrace with panoramic views

The structure recalls **ancient country homes** used for working life, from agriculture to livestock management and even olive processing, thanks to the presence of an **ancient underground oil mill inside a natural cave**.



The structure, which is almost entirely on the ground floor, has 13 rooms, each with a private bathroom. The older rooms are all vaulted, with fireplaces and generously sized, while the other rooms, more recently built, are more modest in size but are always comfortable and well-structured.

There are also two independent solutions detached from the main building, a three-room apartment, probably dating back to the early 1600s, which also has an ancient oven used for baking bread, and a studio apartment, both with attached bathrooms.

The pool area, immersed in the quiet of the countryside, is complemented by a series of buildings, including utility rooms and changing rooms. There is also an ancient pajara, offering an oasis of relaxation, ideal for regenerating moments.

The first floor is currently used as a private residence and features a living room, kitchen, two bedrooms and a bathroom.

Adjacent to the main building is the restaurant, which also has a completely independent entrance. In good structural condition, it can accommodate approximately 120 people indoors, with approximately 200 seats available outdoors. It consists of two separate but connected rooms, a fully equipped kitchen, a cold room, bathrooms, and employee changing rooms.

The kitchen area is already connected to the terrace above, allowing for dining not only on the open ground floor but also, and especially, on the first floor, taking advantage of the beautiful view, with the sea in the background.

The property requires modernization work, has several entrances, is completely fenced, all rooms are air conditioned and has a cistern for water supply and a septic tank for waste water.

Ideal for those looking to launch an exclusive hospitality business or a prestigious private residence, this property combines history, beauty, and investment potential in one of Puglia's most sought-after tourist destinations.

Property strengths:

□ Large size

□ Strategic location: close to the Ionian beaches, a few kilometers from Gallipoli, Santa Maria di Leuca and Lecce.

□ Restaurant area, which allows you to diversify your investment

□ Contact us now for more information or to schedule a visit.

Property Informations

Address: Via Vicinale Tuttisanti

Livable surface: 1500.00

Bedrooms: 13

Bathrooms: 15

Rooms: 20

Floor: Multilevel

Total floors: 2

Current condition: Available after the deed of sale

Balconies: Present

Garden: Private

Sea distance: 3.000 meter

Kitchen: Present

Features

Storage

Cellar

Fireplace

Air conditioning

Electric system: Compliant with the regulations in force at the time of installation

Wooden fixtures

Alluminium fixtures

Shutters

Pool

Panoramic view

Land

Airport distance

Shops distance or nearest city

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







