

Hotel for Sale in Lecce

Centro storico

€ 1.700.000

Ref. CBI069-553-133097



1.050 sq.m | Bathrooms: 9 | Rooms: 22

LECCE

Located close to the historic centre, we are delighted to offer for sale a **charming recently built boutique hotel**.

The property, featuring a refined design and carefully curated spaces, was conceived as an accommodation facility from the outset and consists of two above-ground floors and a basement.

It features **modern rooms** with kitchenettes, en-suite bathrooms, air conditioning, Wi-Fi, safety deposit boxes, minibars, **panoramic terraces**, a **garden** and an **on-site parking**.

Some rooms overlook the street and the rooftops of historic Lecce, whilst others face a patio and a large adjoining garden, planted with lemon trees and lush evergreen plants.

All rooms are accessible to guests with disabilities.

The property is equipped with 10 kW **photovoltaic panels** that contribute to the energy supply, as well as an **alarm and surveillance system**.

The recently constructed building was built using anti-seismic solutions that provide a high degree of thermal and acoustic insulation.

On the second floor there is a **sun terrace**. Thanks to an already approved extension project, it could be used to increase the number of existing bedrooms by adding a **further storey**.

In the basement, accessible via the lift, as well as the staircase and the driveway gate, there is a convenient indoor car park for 4-5 cars, as well as a large space that can be used as a communal area or additional parking.



The **lift** serves all floors and access to the rooms is managed via an EPS locking system.

This "**turnkey**" property, fully furnished and equipped, is ready for immediate use; it is not simply a B&B but a small-scale hotel, with excellent online reviews.

The residence is situated close to the historic centre in a well-served area, near the main monuments and amenities.

Lecce is just a few kilometres from the most beautiful beaches in Salento: just 10 km from the nearest beaches, approximately 40 km from Gallipoli and Otranto, 35 km from Brindisi Airport and 150 km from Bari Airport.

Property Informations

Address: Porta San Biagio

Zip code: 73100

Bathrooms: 9

Rooms: 22

Internal condition: Excellent

Covered sq.m.: 650 sq.m

Uncovered sq.m.: 300 sq.m

Coverabile sq.m.: 100 sq.m

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









