

Accommodation facility for Sale in Castrignano de' Greci

€ 540.000

Ref. CBI069-579-133151



790 sq.m | Bathrooms: 10 | Rooms: 11

CASTRIGNANO DE' GRECI - LECCE - SALENTO

Charming historic building in the heart of Grecia Salentina - ideal for an exclusive boutique hotel / hospitality business

In the exclusive historic center of Castrignano de' Greci, the heart of Grecia Salentina and ancient Magna Graecia, we offer for sale a portion of a prestigious historic building: a former tobacco factory dating back to the 1960s-70s, testifying to a productive past deeply rooted in the area.

The property, with a total surface area of approximately 700 sqm (approx. 7,535 sq ft), is in excellent condition and retains its original charm intact. The elegance of exposed Lecce stone (pietra leccese), refined architectural details, and striking star-vaulted ceilings (volte a stella) supported by solid masonry pillars make this property an authentic example of traditional Salento construction. Consolidation works have already been completed inside the building; therefore, no structural interventions are required.

The structure is spread across three levels:

- **Ground floor (approx. 400 sqm):** Features majestic, imposing vaulted ceilings embellished with historic friezes.
- **First floor (approx. 200 sqm):** Ready to be customized and highlighted by a dramatic staircase that reveals stone vaults crafted from red Gallipoli carparo stone.
- **Basement level (approx. 100 sqm):** Features vaulted spaces.

Completing the property is a spacious private garden of approximately 900 sqm, creating the ideal outdoor setting for relaxation and social gatherings.



A architectural proposal is already available that fully maximizes the property's potential, designed to create a high-end hospitality retreat comprising:

- **5 suites** (2 on the ground floor and 3 on the first floor)
- **1 maxi suite** on the ground floor
- **Lounge areas** dedicated to work and connectivity, along with a breakfast and dining area
- **Atmospheric vaulted cellar** in the basement, perfect for food and wine tasting experiences or an additional wellness/SPA area
- **Landscaped garden** with a project for a 20x8 m swimming pool, sunbathing deck, and service amenities—designed to offer guests an exceptional stay
- **Panoramic terraces** (approx. 200 sqm) offering breathtaking views of the Mother Church bell tower
- **Elevator** connecting all levels

A rare investment opportunity, ideal for those seeking to create a prestigious boutique hotel or public-facing/community project—such as a cultural or multifunctional center, coworking hub, vocational training institute, wellness center, event space, or international artist residency.

Strategic Location Located in the heart of Grecia Salentina, within easy reach of Salento's renowned coastlines and surrounded by a region rich in culture, heritage, and scenic beauty.

Nearby Destinations:

- **20 km** from Lecce (the capital of Salento Baroque)
- **18 min** from Otranto and the Adriatic Coast
- **35 min** from Gallipoli and the Ionian Coast
- **45 min** from Brindisi Airport
- **45 min** from Santa Maria di Leuca (finibus terrae)

For further information and project plans, please do not hesitate to contact us.

Certification

Energy class: Not applicable

Property Informations

Address: Via Cesare Battisti

Zip code: 73020

Livable surface: 700.00

Bathrooms: 10

Rooms: 11

Internal condition: To be renovated

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			





