

Building complex for Sale in Melendugno

€ 900.000

Ref. CBI069-2248-133175



580 sq.m | Bathrooms: 2 | Rooms: 13

MELENDUGNO

Property with great business potential for sale just minutes from the sea

In the charming setting of the Salento countryside, just a short distance from the stunning sea of San Foca, we offer for sale a real estate complex located in the area of Melendugno, surrounded by absolute peace and tranquility.

The property extends over nearly **6 hectares of land** and includes a **large production complex** of approximately 432 sqm, consisting of:

- a **spacious warehouse** housing livestock stables and a practical hay barn for forage storage;
- a **dairy facility**, a dedicated space for artisanal production that allows the enhancement of the short supply chain and the quality of raw materials.

This real estate complex represents an **excellent opportunity for anyone wishing to start an agricultural business**, both in the dairy sector and in agritourism.

Thanks to its versatility and the many development possibilities, the property is suitable for **several business projects**, including:

- starting an agricultural and livestock farming business;
- creating an agritourism facility or educational farm, taking advantage of the large spaces, natural surroundings, and



the growing demand for experiential tourism in Salento;

- developing a multifunctional business with direct sales, tastings, workshops, and activities linked to local food and wine traditions;
- integrating charming hospitality services focused on authenticity, sustainability, and the enhancement of the local area.

Completing the property is an independent **villa** of approximately 120 sqm, renovated and consisting of an entrance hall, a bright living room, a fully equipped kitchen, 2 bedrooms, and a bathroom.

Outside, a veranda perfect for relaxing moments outdoors and a basement garage add comfort and functionality.

The presence of the residence next to the business is a significant added value, allowing direct and immediate management of the activity or the possibility of welcoming guests in an authentic and family-style environment.

Strategic location: immersed in nature yet only a short distance from the beautiful beaches of Salento, this property perfectly combines privacy, nature, and tourist appeal.

An ideal solution for agricultural entrepreneurs, investors, or anyone wishing to embark on a new lifestyle project with a concrete, already established business and high growth potential.

Machinery and livestock are not included in the sale; however, the owners are available to consider the transfer of the entire operational sector and to provide support for the continuation of the business.

Certification

Energy class: Not applicable

Property Informations

Address: SP124 - Strada Vicinale San Niceta

Zip code: 73026

Bathrooms: 2

Rooms: 13

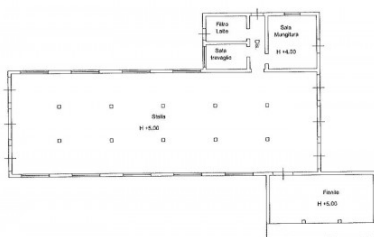
Internal condition: Restored

Nearby

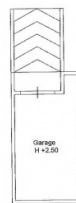
Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			



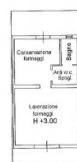




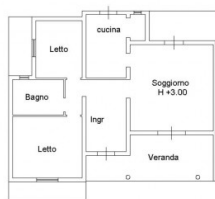
PIANTA PIANO TERRA



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