

Building/Palace for Sale in Matino

€ 415.000

Ref. CBI069-1827-133194



1.200 sq.m | Rooms: 15

Matino - Entire 1200 sqm Real Estate Complex with Extensive Redevelopment Potential

In the heart of Matino, in a strategic and easily accessible location, we offer for sale a significant detached property complex of approximately 1,200 sq m, spread over multiple levels and comprising four independent units. It is ideal for investors, entrepreneurs, and developers interested in development and redevelopment projects.

The property, built between the late 1960s and early 1970s, is free on three sides, equipped with a lift, and stands out for its generous spaces and versatile rooms, offering numerous opportunities for use and conversion.

Composition of the complex:

- Commercial space of approximately 350 sq m, currently in operation, with access from Via Fabio Filzi;
- storage space of approximately 170 sq m on the ground floor, with access from Via Verga;
- artisan space of approximately 420 sq m, with independent access from Via Pirandello;
- apartment of approximately 250 sq m on the first floor, currently rented, with access from Via Fabio Filzi, complete with cellar and small parking space.

The building has approximately 15 rooms, basic restrooms for each unit, and additional utility rooms and multipurpose rooms. Although in need of modernization and renovation, it represents a rare opportunity to realize a high-value real estate project.

An investment with multiple prospects, thanks to its large size, independent entrances, and spatial layout, the complex lends itself to various uses:

- Commercial and office development; construction of multipurpose spaces;
- residential conversion;



-hospitality or social care facility;
-service center, co-working space, or light manufacturing operations.

The property's location, visibility, and size make this proposal particularly attractive to those seeking a highly profitable asset with high return potential.

A unique solution in the Matino real estate landscape, where space, independence, and design possibilities combine to create a highly promising investment.

There is also the option to purchase an additional apartment of approximately 200 sqm, in shell condition, located on the first floor of the same building. This property is not included in the asking price.

Matino, with its characteristic historic center, stands on a hill about 10 km from the beaches of Gallipoli and is 35 km from Lecce and 80 km from Brindisi Airport.

Property Informations

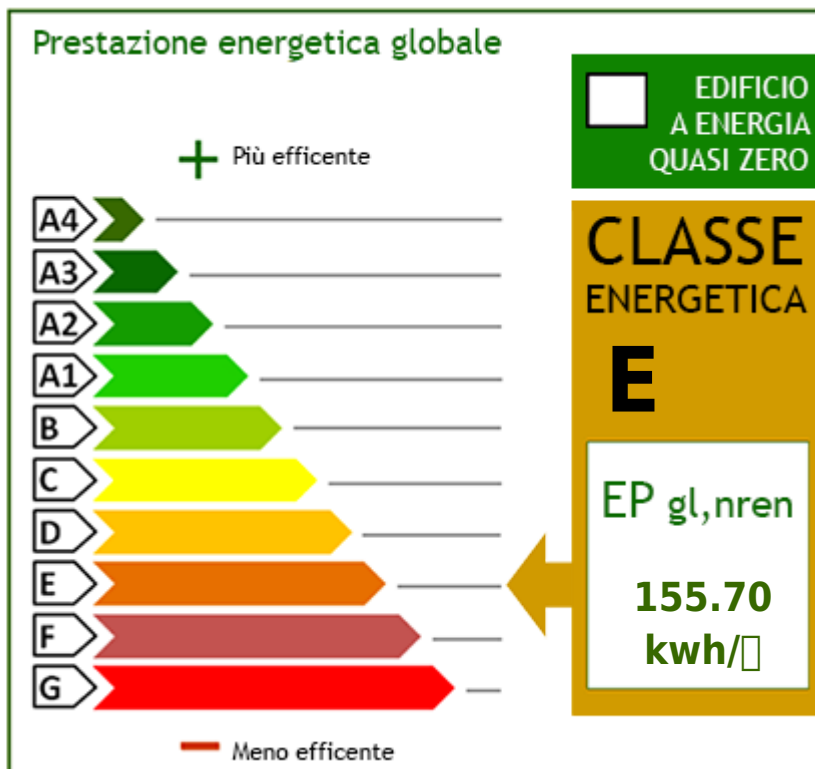
Address: Via Filzi	Livable surface: 1200.00
Rooms: 15	Internal condition: To be renovated
Floor: Multilevel	Total floors: 3
Lift: Yes	Date of construction: 1968
Current condition: Available after the deed of sale	Balconies: Present
Terrace: Present	Sea distance: 8.000 meter
Kitchen: Eat-in kitchen	

Features

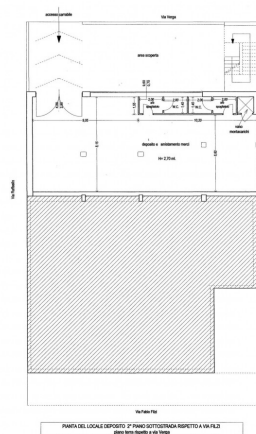
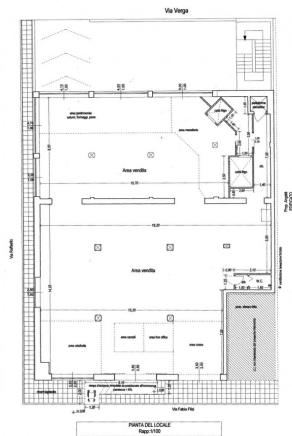
Terrace	Antenna: Independent	Storage
Cellar	Fireplace	Air conditioning
Telephone system	Electric system: Compliant with the regulations in force at the time of installation	Shower
Wooden fixtures	Alluminium fixtures	Preparation for alarm system
Roller shutters	Panoramic view	Airport distance
Shops distance 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			







Disegnato: 07/05/1992 - Data: 17/12/2018 - n. 1018/8791 - Redazione: MANFREDI PINELLI MONTALE - Urban Planning s.r.l.

LABORATORIO ARTIGIANALE A PIANO TERRA DA VIA PIRANDELLO H = 2,75
(PIANO 1° SOTTOTERRA DA VIA F. FILZI)

