

Palace for Sale in San Cesario di Lecce

€ 450.000

Ref. CBI069-860-133225



1.050 sq.m | Rooms: 40

SAN CESARIO DI LECCE

HISTORIC PALAZZO WITH INNER COURTYARD AND GARDEN

In the heart of the historic centre of San Cesario, we are pleased to offer for sale a **historic palace** of approximately **1,000 sqm** in total, arranged over **two levels** and featuring spacious interiors and characteristic **star-vaulted ceilings**.

A property with exceptional potential, offering its future owner the opportunity to develop a fully customised project, whether for residential, hospitality or investment purposes.

On the ground floor, there is a **large commercial space** of approximately 260 sqm, consisting of 15 rooms, together with a **second commercial unit** of approximately 18 sqm and a **storage area** of approximately 27 sqm.

On the same level are **two completely independent apartments**: a first one of approximately 140 sqm, featuring a small rear garden, and a second one of approximately 180 sqm.

One of the two residences is accessed through the **internal courtyard**, a distinctive feature of Salento architecture. From the courtyard, it is also possible to access the first floor, where **three further apartments** are located, measuring approximately 100, 130 and 115 sqm respectively, each with its own **terrace**.

At the rear, the property opens onto a **large garden** of approximately 350 sqm, a particularly valuable feature within the historic centre. This secluded green space offers the opportunity to create a private and atmospheric outdoor area, either for personal use or as



a welcoming space within a potential hospitality project.

The property's distinctive layout, with its multiple independent units, opens the door to a **wide range of potential uses:**

It could become a large and elegant **private residence**, offering generous interior spaces together with the rare opportunity to enjoy a large garden in the heart of the town.

At the same time, thanks to its generous size and the presence of several independent units, the palazzo lends itself particularly well to the creation of a **hospitality business**, with the possibility of developing several guest accommodations while transforming the courtyard and garden into welcoming shared spaces.

An especially interesting option would be to create a mixed-use project, keeping part of the palazzo as a private residence while renting out the remaining units, either for long-term residential purposes or as holiday accommodation. This would create an attractive combination of personal use and investment potential.

A palazzo to live in or transform into an investment: a truly unique opportunity for anyone looking for something authentic in the heart of Salento.

For further information, please do not hesitate to get in touch!

Property Informations

Address: Via Dante Alighieri

Zip code: 73016

Livable surface: 1000.00

Rooms: 40

Internal condition: To be renovated

Floor: On two levels

Total floors: 2

Current condition: Available after the deed of sale

Terrace: Present

Garden: Private, 350 sq.m

Sea distance: 20.000 meter

Kitchen: Eat-in kitchen

Features

Terrace

High-speed internet connection

Wooden fixtures

Safety deposit box

Airport distance

Nearby

Gyms

Beauty centres

Soccer fields

Sport centres

Tennis courts

Cycle paths

Playgrounds

Rail station

Public transports

Nursery school

Primary schools

Secondary schools

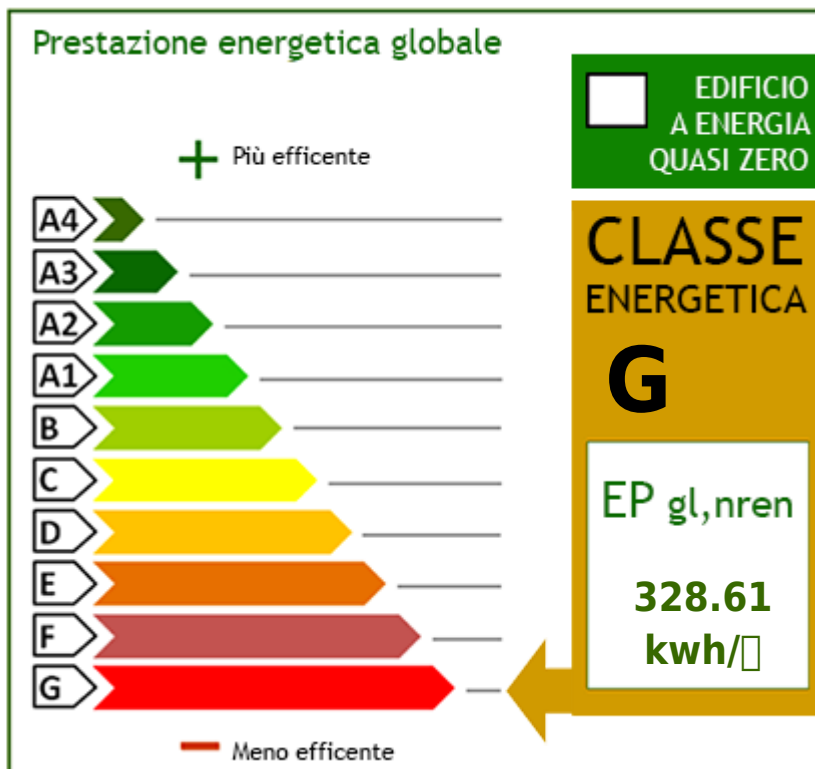
High school

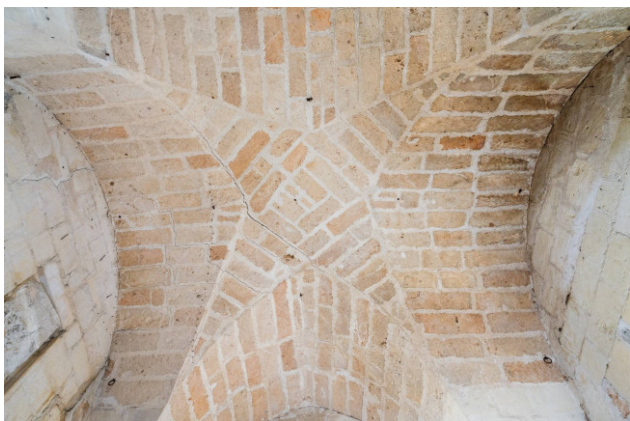
Bar

Post offices

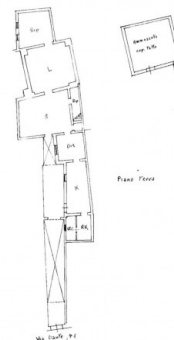
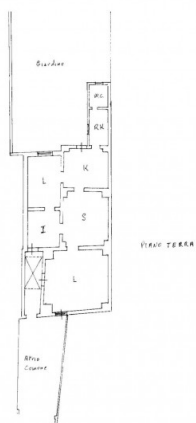
Shopping centres

Municipal office

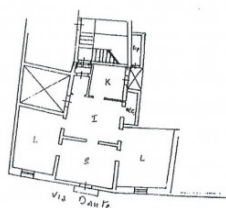




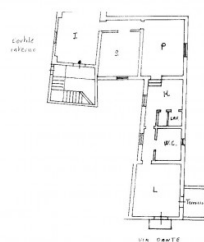




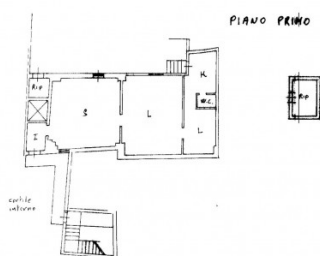
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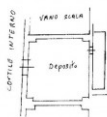
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