



for Sale in Trepuzzi Confidential Negotiation Ref. CBI069-1581-132834



2.100 sq.m | Bathrooms: 25 | Bedrooms: 20 | Rooms: 30

Trepuzzi - Lecce - Salento

HISTORIC MASSERIA IN THE HEART OF SALENTO

Set in the quiet Salento countryside, this **historic fortified masseria** is surrounded by beautiful landscapes and historical sites, including the Abbey of Santa Maria di Cerrate.

Dating back to the 16th century, the building is one of a group of historic masserias that once surrounded the ancient abbey, which was the centre of agricultural, religious and cultural activities in the area.

The masseria has been **carefully restored** to combine its original architectural identity with the requirements of quality rural tourism. Spread over almost **7 hectares of land**, it has a **total covered area of around 1,500 sqm**, divided between several buildings facing a central courtyard.

Twenty independent suites are currently operational and furnished with pieces chosen to harmonise with the historical context. Each suite is equipped with a kitchenette, private bathroom and air conditioning.

The layout of the spaces also allows additional bedrooms to be created without compromising the architectural balance of the entire complex.

One of the property's most remarkable features is the **dry-stone trullo, more precisely a "pagghiara"**, which has been restored and converted into an independent suite. This offers guests a unique and authentic experience.

There is also a **large breakfast room** with a fully equipped kitchen, which is ideal not only for hospitality, but also for events, tastings and educational activities related to the area's gastronomic culture.

The masseria has large communal areas, including a particularly scenic room with vaulted ceilings which is perfect for hosting weddings



and private or cultural events.

The property's rural and authentic elegance, combined with the quality of its spaces, also makes it an ideal location for film and television productions. Over time, it has hosted filming sets, enhancing the timeless atmosphere of Lecce stone, olive groves, and the Salento landscape.

Outside, in addition to paved areas and expansive green spaces, there is a **panoramic swimming pool nestled within a Mediterranean garden**, providing the perfect setting for relaxation in the open air.

The masseria is fully equipped with standard facilities, including air conditioning, an electrical system and a certified water supply.

The Masseria is an ideal destination for **experiential and cultural tourism**, blending in seamlessly with the rural Salento landscape while preserving the historical memory of an area shaped by monastic presence, agriculture, and a unique architectural heritage.

The Masseria is just 2 km from the sea, 20 km from Lecce and 40 km from Brindisi Airport.

Certification

Energy Class: F

Property Informations

Address: Strada provinciale Surbo-Casalabate

Zip Code: 73019

Livable surface: 1500.00

Bedrooms: 20

Bathrooms: 25

Rooms: 30

Internal condition: Restored

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

Floor: On two levels

Total floors: 2

Date of construction: 1700

Current Status: Available after the deed of sale

Terrace: Present, 200 sq.m

Garden: Private, 1.000 sq.m

Sea distance: 2.000 meter

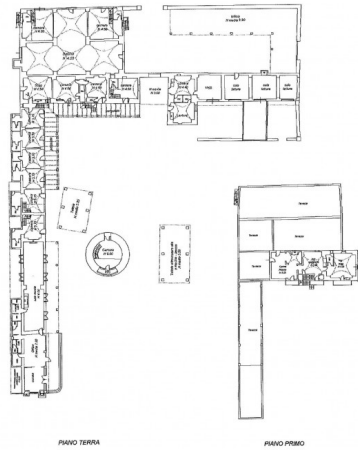
Kitchen: Eat-in kitchen

Garage: Shed



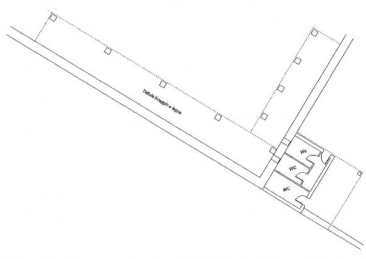
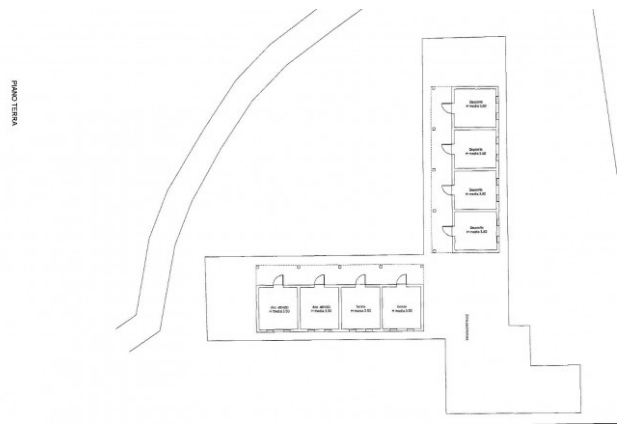




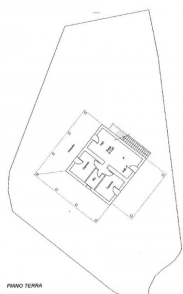


PIANO TERRA

PIANO PRIMO



PIANO TERRA H 2.70



PIANO TERRA



PIANO COPERTURA