

## Boutique Hotel for Sale in Poggiardo

### € 2.900.000

### Ref. CBI069-860-132963



**2.000 sq.m | Bathrooms: 17 | Bedrooms: 12 | Rooms: 40**

POGGIARDO - LECCE - SALENTO

**For sale: a prestigious palace currently used as a hospitality facility, featuring a coffee/wine bar, restaurant, rooftop, gym, relaxation area, garden, and swimming pool.**

In the heart of Poggiardo, overlooking the main square, stands **Palazzo Circolone**, an elegant historic residence in Salento whose origins date back to the early 19th century. It reached its current configuration between the late 19th and early 20th centuries.

Renovated with great care and respect for its original features-high star-vaulted ceilings, generous rooms, authentic masonry-the property preserves the charm and elegance of its era, offering a perfect balance between architectural authenticity and contemporary comfort.

The recent renovation project was carried out in full respect of the building's historical identity. The ancient ground-floor spaces were transformed into functional commercial areas; the first floor was expanded through the acquisition of adjacent premises, thus optimizing the areas dedicated to hospitality; and a swimming pool was built in the internal garden.

The total floor area is approximately **1,402 sqm**, divided as follows:

- **505 sqm on the ground floor, with 700 sqm of outdoor areas.** Here you will find the wine bar, the restaurant, the breakfast room, and dedicated outdoor spaces, including a garden with an orange grove and a 48-sqm swimming pool. The bar and restaurant have been operating since 2018 and 2016 respectively.
- **817 sqm on the first floor**, dedicated to the hospitality business (operating since 2019). It includes large and elegant sitting rooms and 12 bedrooms-double rooms and suites-featuring high-end finishes and bright spaces with



the typical star-vaulted ceilings.

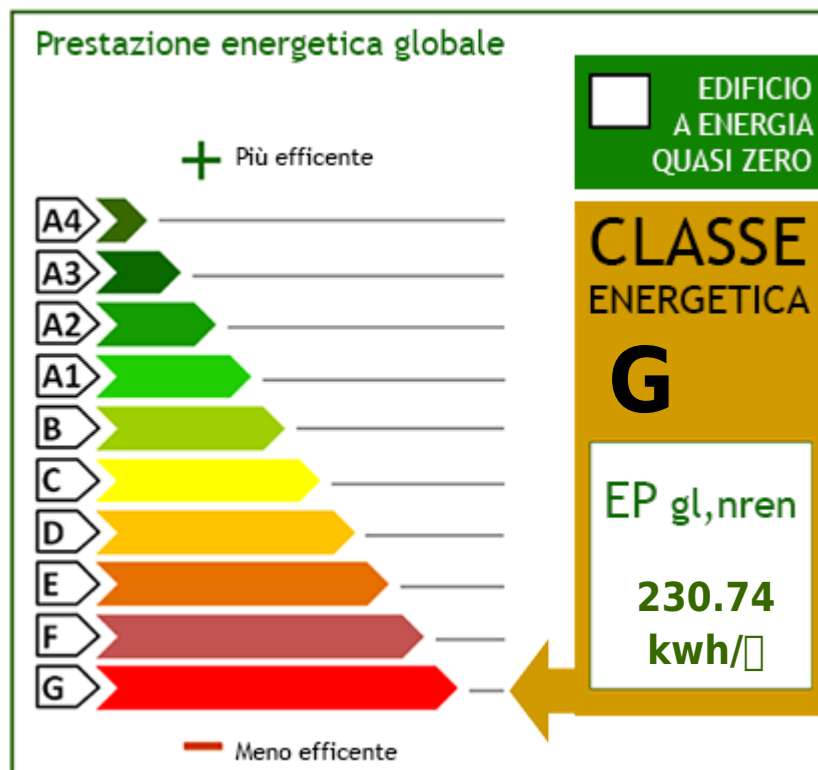
- **80 sqm on the rooftop level, with 200 sqm of equipped outdoor areas.** The covered area of this level will include a bar and a gym with sauna, which are still to be completed. At present, the roof, the floor structure, and the construction work on the bar area have been completed. On this floor a 38 kW fotovoltaic system is installed.

Thanks to its central location, the quality of the renovation, and the full range of services provided, the property represents a rare opportunity for those wishing to invest in the hospitality sector and develop a charming accommodation facility with multiple areas dedicated to wellness, dining, and guest services, all within a unique and evocative setting.

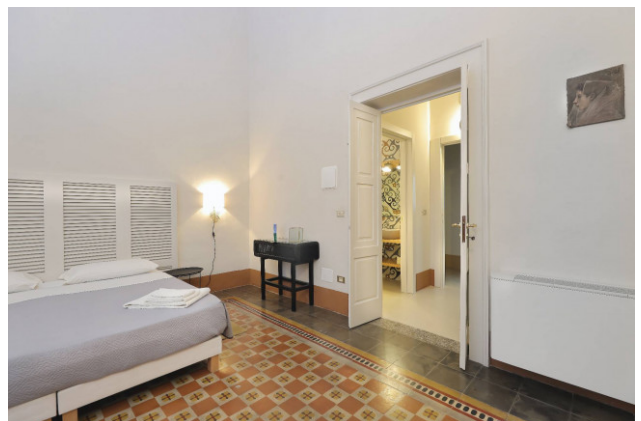
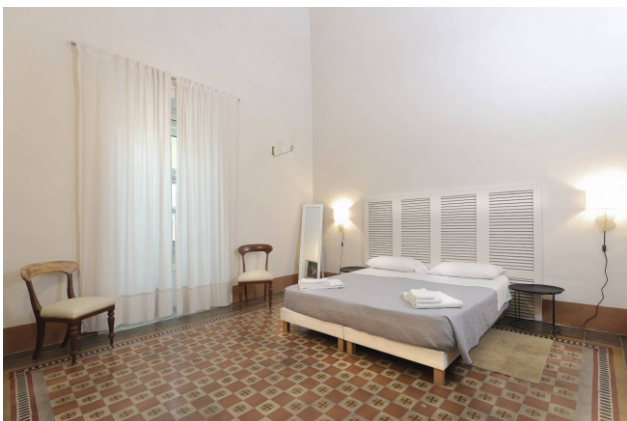
The property is located in the heart of Poggiardo's characteristic historic center and just 7 km from the crystal-clear sea of Castro, known as the "Pearl of Salento." It is also 14 km from Maglie, 38 km from Lecce, and 90 km from Brindisi Airport.

## Property Informations

<b>Address:</b> Piazza Umberto I	<b>Zip Code:</b> 73037
<b>Livable surface:</b> 1402.00	<b>Bedrooms:</b> 12
<b>Bathrooms:</b> 17	<b>Rooms:</b> 40
<b>Internal condition:</b> Restored	<b>---</b> data_operazione <b>---</b> : 0000-00-00
<b>---</b> esclusiva <b>---</b> : 1	: 0000-00-00
<b>Floor:</b> On two levels	<b>Total floors:</b> 2
<b>Current Status:</b> Available after the deed of sale	<b>Balconies:</b> Present
<b>Terrace:</b> Present, 200 sq.m	<b>Garden:</b> Private, 250 sq.m
<b>Sea distance:</b> 7.000 meter	<b>Kitchen:</b> Eat-in kitchen











PIANTA PIANO TERRA

