



## Boutique Hotel for Sale in Ortelle

### € 3.900.000

### Ref. CBI069-860-132983



**4.300 sq.m | Bathrooms: 20 | Bedrooms: 17 | Rooms: 20**

VIGNACASTRISI (ORTELLE) - LECCE - SALENTO

A **charming scattered hotel** is now available for sale in the main square of Vignacastri, a hamlet of the Municipality of Ortelle, just a short distance from Castro Marina.

With a total of **1,300 sqm of indoor space** and around **6,000 sqm of outdoor areas**-including courtyards, gardens, terraces, an orange grove, and private parking-this property perfectly embodies Salento's tradition, making it ideal for those wishing to invest in the captivating region of Salento through a proven and successful hospitality business.

Inside, there are **17 accommodations** with private patios, a large shared **garden**, an elegant reception area, spacious **lounges**, and an **elegant reading room**. There are also several service rooms, a convenient laundry area, and, outside, **two swimming pools**: a larger one measuring 4x10 meters and a smaller one.

The property also features an evocative spa carved into the rock, a massage area with a Turkish bath, and an outdoor relaxation area with a hot tub.

Specifically, the property consists of a **main historic building** overlooking the square, **four independent apartments with gardens accessed from Via Umberto I**, **two independent apartments with gardens accessed from Via Napoli**, and a **coffee bar area** with access from Piazza Umberto I.

All these units, in addition to their independent access from public streets, also have access from the internal garden of the main building.

It currently accommodates up to 56 guests, but capacity can be increased to up to 75 guests with the renovation of the three additional residential units.



The property is tastefully and carefully furnished, maintaining the typical local style and creating an inviting and refined atmosphere. Its strategic location-only five minutes from Castro Marina, one of the most renowned seaside destinations in Salento-makes it an **excellent opportunity** for those seeking a **successful hospitality business** offering charming accommodation to visitors wishing to experience the authenticity of this wonderful region, enjoying the inland without giving up proximity to the sea.

The space is well organized and well divided, featuring a spa area for complete relaxation, a breakfast room to savor local delicacies, a bar for moments of conviviality open also to external guests, and a large garden where visitors can relax in the shade of various gazebos placed throughout.

There is also convenient parking to ensure easy access for guests.

Additionally, the property includes a 16 kW photovoltaic system on the rooftop, which supplies electricity while significantly reducing energy costs.

Don't miss the chance to invest in this unique property, an excellent opportunity in one of the most charming and sought-after areas of Southern Italy.

## Property Informations

**Address:** Piazza Umberto I - Via Napoli

**Zip Code:** 73030

**Livable surface:** 1300.00

**Bedrooms:** 17

**Bathrooms:** 20

**Rooms:** 20

**Internal condition:** Restored

**---> data\_operazione <---**: 0000-00-00

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**Floor:** Ground Floor

**Total floors:** 1

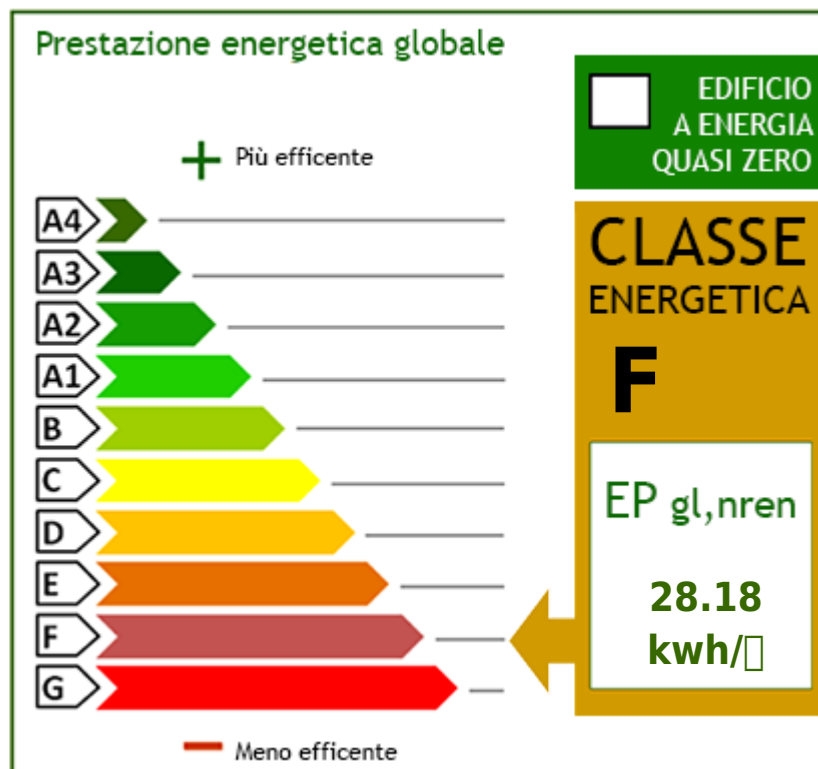
**Current Status:** Available after the deed of sale

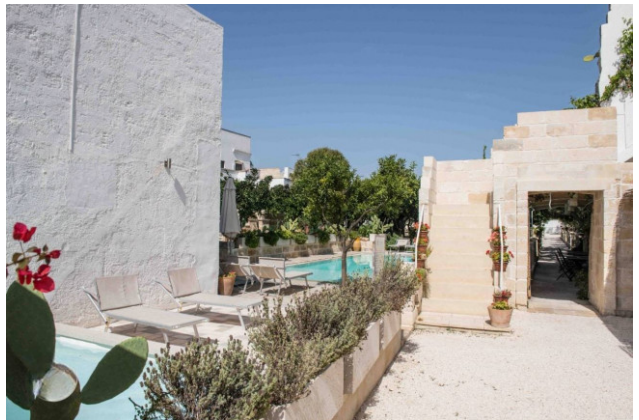
**Terrace:** Present

**Garden:** Private

**Sea distance:** 2.000 meter

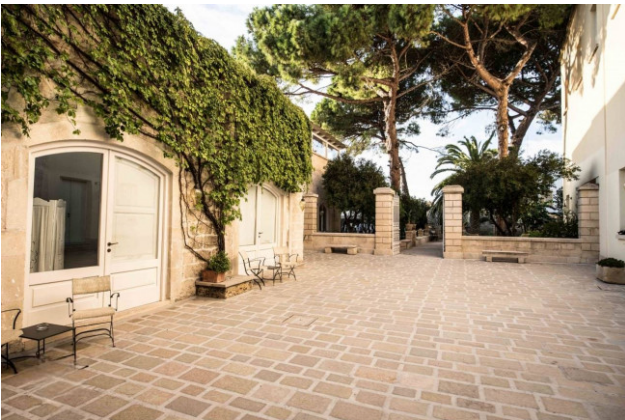
**Kitchen:** Eat-in kitchen



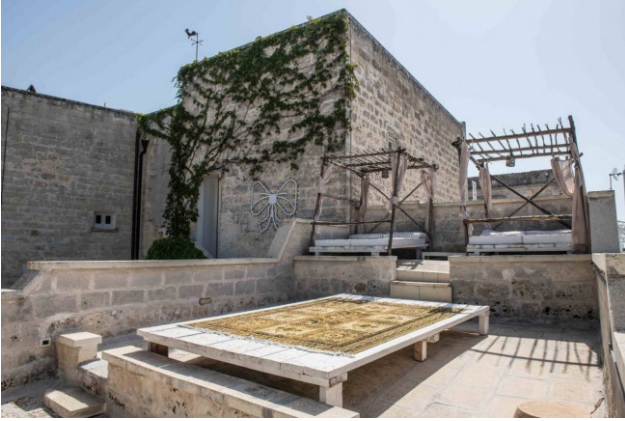
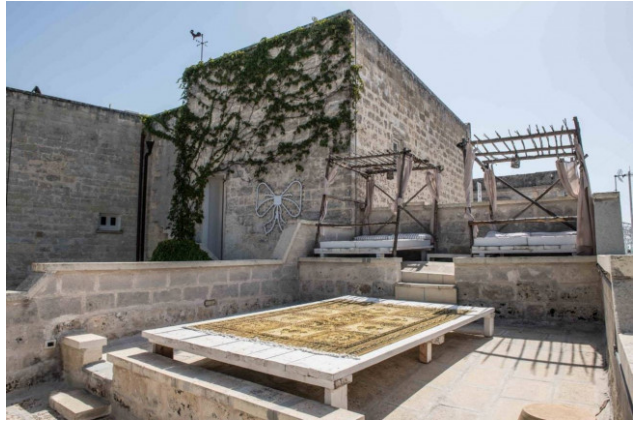


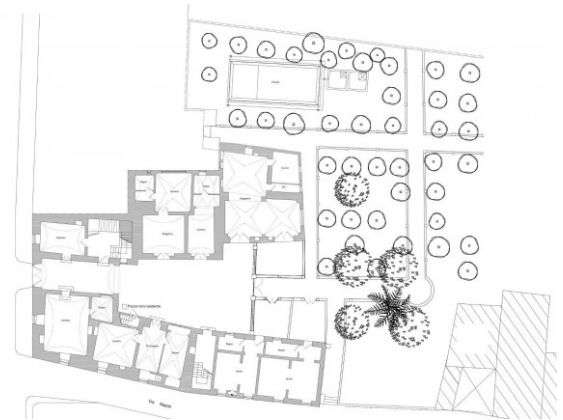
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