



for Sale in Lecce
€ 3.650.000
Ref. CBI069-1441-132985



3.000 sq.m | Bathrooms: 6 | Rooms: 20

LECCE

In the heart of the city, we offer for sale a **prestigious historic farmhouse** of approximately 2,200 sqm, including an **adjoining dwelling**.

The property is enriched by large outdoor areas, including a **parking area**, a **garden**, and a pergola, for a total of approximately 6,500 sqm.

The property, once used as a tobacco factory, is located in a rapidly expanding area of growing tourist and commercial interest, a short walk from Lecce railway station, which is currently undergoing major redevelopment.

Built in the early 1900s, it has a central square plan and consists of numerous vaulted rooms with high ceilings.

The façade catches the eye with its massive masonry, punctuated by large windows and dominated by the large entrance door, above which stands the Orsini-Ducas coat of arms.

Since March 2004, the property has been used as a restaurant and reception hall.

It also features a large outdoor area of approximately 6,500 sqm, including a parking space, about 1,500 sqm of which are **currently used for catering** and are enhanced with ancient citrus trees

The adjoining house, measuring approximately 100 sqm, consists of a living room, a kitchen, two bedrooms, and two bathrooms. It also has a rear garden.

Subject to Fine Arts restrictions, the property boasts great historical and artistic value and offers **numerous opportunities for use**, for example as luxury accommodation, in addition to its already established restaurant business

It is just a few minutes from the historic city center, 12 km from the sea, and 45 kms from Brindisi Airport.



Property Informations

Address: Via dei Ferrari

Zip Code: 73100

Bathrooms: 6

Rooms: 20

Internal condition: Excellent

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Floor: Ground Floor

Total floors: 1

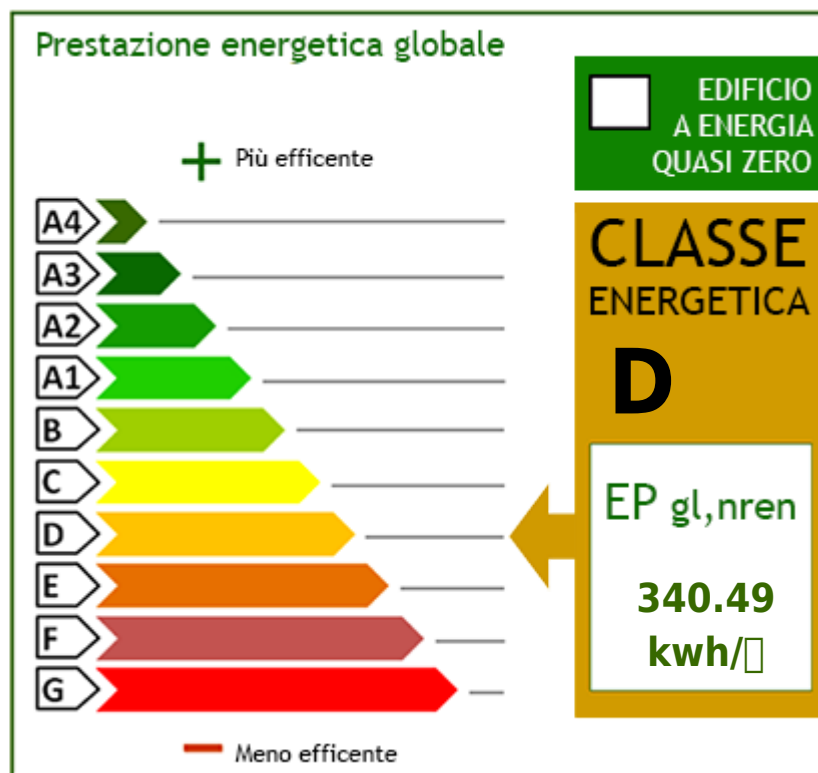
Date of construction: 1900

Current Status: Available after the deed of sale

Garden: Private, 6.500 sq.m

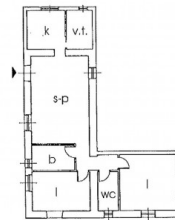
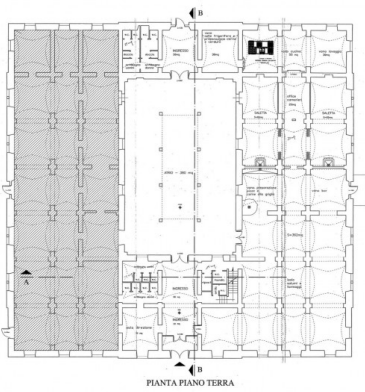
Sea distance: 12.000 meter

Kitchen: Eat-in kitchen









PIANO TERRA
H = ml. 4.10