logica immobiliare
la soluzione a portata di mano

Hotel for Sale in Campi Salentina (LE) **140.000 €**

Ref: HO14P

Size: 125 sqm
Rooms: 5,5
Bedrooms: 4
Bathrooms: 3
Energy class: E
IPE: 150

Located in the Municipality of Campi Salentina, a village renowned for the production of oil and wine in Northern Salento, recently renovated B&B for sale of approximately 125sqm, arranged over the first floor of a two floors building. .A comfortable external staircase leads to a large and welcoming entrance, used as a reception and breakfast room. An ideal place where to enjoy the tranquility and relaxation of the morning. A corridor leads to two double bedrooms, one with a fireplace, both with private bathrooms. A further quadruple solution consists of two bedrooms that share a bathroom, a solution designed to accommodate a family. All bathrooms are modern and with shower, the rooms are comfortable, functional, equipped with large windows and air conditioning, heating, TV, hairdryers, small fridges, and WI-FI network. Hot water is guaranteed by solar panels, and the B&B is equipped with health and hygiene certifications. The B&B is provided also with authorizations for the exercise of the accommodation business, which has already been carried out for several years with excellent results and good feedbacks on the most renowned website of B&Bs. Furthermore, there is also the possibility of purchasing separately an adjacent apartment, thus expanding the B&B and considerably implementing the activity.In the immediate vicinity, in a walking distance of 6 minutes, is the railway station that leads both to Lecce - that is only about 15 km away - and also to the beautiful Itria Valley. Furthermore, the strategic position of the municipality of Campi Salentina allows this village to be well-connected with the main surrounding towns and villages. The proximity to the marvelous Baroque city of Lecce, the possibility of choosing between the Adriatic Sea and the Ionian Sea to spend a few hours at the beach, make this B&B an excellent place to and visit Salento. The center is about 5 minutes on foot, Brindisi airport only 30 minutes, the coasts of the Adriatic and Ionian seas

about 15 minutes by car.

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