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la soluzione a portata di mano

Country houses for Sale in Leverano (LE) **2.200.000 €**

Ref: CA637P

Size: 870 sqm
Field: 11 ha
Rooms: 15
Bedrooms: 5
Bathrooms: 5
Energy class: NA

Just 3.5 km from the centre of Leverano, this remarkable property offers exceptional potential. It comprises a licensed limestone quarry and inert material recovery site, operating under a valid government licence, set within approximately 11 hectares of land and including several buildings with a total covered area of approximately 870 sqm.The complex features a historic masseria (traditional Apulian farmhouse) of approximately 585 sq m, distinguished by its spacious rooms with characteristic star-vaulted ceilings, an 80 sq m stone building located opposite the masseria, a 170 sqm office building, and a 35 sq m caretaker's house. The quarry itself is both impressive and visually striking. Located at a lower level, it is easily accessible via an internal road network that ensures efficient and safe access throughout the site. In addition to the opportunity to continue the quarrying business, the property offers outstanding redevelopment potential, with the possibility of transforming it into a sustainable destination open to the public. The restoration of the masseria and the existing buildings would allow the creation of a charming boutique resort with hospitality and wellness facilities, while the quarry could be redeveloped into a natural park featuring panoramic walking trails, biodiversity areas, and spaces for outdoor sports and recreational activities. The site's unique topography also makes it ideal for the creation of a natural amphitheatre for concerts, performances, festivals, and cultural events, taking full advantage of the spectacular limestone rock faces.This visionary redevelopment would create a unique destination where nature, culture, tourism, and sustainability come together, transforming a former industrial site into an outstanding venue for leisure, events, and the enhancement of the Salento landscape. Porto Cesareo is just 6 km away, Gallipoli is about 32 km away, Lecce 29 km, and Brindisi Airport 55 km.

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