Country houses for Sale in Nardò (LE) **1.970.000 €**

Ref: CA553P



Size: 2000 sqm
Field: 3 ha
Rooms: 30
Bedrooms: 15
Bathrooms: 20
Swimming pool: privata
Energy class: G
IPE: 175

Just 1 km from the crystal-clear waters of the Ionian Sea, this charming 19th-century masseria with a 16th-century watchtower stands in a setting of rare beauty and absolute tranquility. The estate spans approximately 2,000 sqm of covered space, complemented by two swimming pools, a tennis court, and over 3 hectares of land.Currently operating as an agriturismo and in excellent structural condition, the property is an authentic example of traditional Apulian rural architecture, already recorded in historical land registers dating back to 1750. Original features have been beautifully preserved, including stunning star-vaulted ceilings crafted from local tuff stone, thick lime-finished walls, traditional dry-stone boundaries, and lush Mediterranean vegetation that frames the estate in a perfect balance of rustic charm and timeless elegance.The main building, arranged over two levels, presents a stately and imposing appearance. The ground floor is characterized by elegant star vaults, while the upper level features barrel-vaulted ceilings. Numerous details reflect its agricultural heritage: former stables with original feeding troughs now converted into guest rooms, spacious halls, and as many as twelve fireplaces throughout the property.The upper floor, historically the owner's residence, includes three bedrooms, a large sea-view living room, a kitchen with fireplace, two bathrooms, and two ?????? panoramic terraces.The hospitality area currently offers 12 guest rooms, each with a private bathroom. The former stables provide significant development potential, with the possibility of creating up to eight additional spacious suites or a dedicated wellness and relaxation area.The restaurant area is generous in size and can accommodate up to 100 guests. It is fully equipped with compliant facilities, disabled access, and a large professional kitchen with fireplace and oven, as well as staff changing rooms and service areas. A dedicated laundry area completes the service

facilities.Outdoor spaces further enhance the estate: two large swimming pools overlooking the historic tower, a tennis court, extensive parking areas, and a designated camping area currently unused. Part of the land is arable, with additional areas suited for equestrian activities.Thanks to its substantial size, the property offers exceptional potential for expansion and customization, whether to increase accommodation capacity or create additional guest amenities.The masseria requires no major structural renovation; the most recent restoration dates back to 2001. All systems are compliant, and the property holds full certifications and licenses for hospitality use.A truly unique estate with remarkable potential, which-through careful restoration and enhancement-can be elevated to an outstanding luxury destination. Its strategic location, just 900 meters from the sea, 29 km from Lecce, and 62 km from Brindisi Airport, further enhances its appeal, making it ideal both as an investment and as an exclusive private residence in the heart of Salento.











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