

## Villas for Sale in Porto Cesareo (LE)

1.700.000 €

Ref: VL288P



**Size:** 650 sqm  
**Field:** 2 ha  
**Rooms:** 37  
**Bedrooms:** 27  
**Bathrooms:** 17  
**Swimming pool:**  
 privata  
**Energy class:** G  
**IPE:** 175

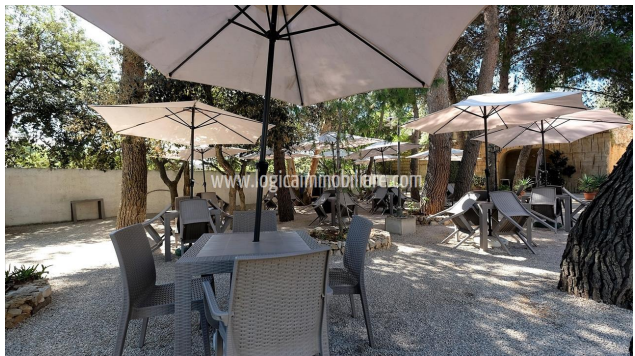
A few meters from the renowned beaches of Porto Cesareo, operative and capacious accommodation facility, immersed in the luxuriant nature of the Mediterranean scrub. The structure, enlivened by well-kept avenues, conveys the impression of walking in an ancient village, has various types of rooms: double or twin, triple, quadruple, and apartments with comfortable kitchen, able to accommodate from 2 to 5 people, all solutions are located on the ground floor, have an independent entrance, private patio and kitchenette. The residence also allows you to offer guests the bed & breakfast service, thanks to the large internal common room, and the outdoor living areas, in the shade of a splendid pine forest, where you can enjoy delicious breakfasts cooked in its kitchen. The style of the structure, respectful of local canons, features stone cladding, while the rooms inside are large and welcoming, with well-equipped bathrooms. On the land of about 2 ha, there is ample parking for guests, a guided training course, a large lawn, where it is possible to build a swimming pool, and a small quarry that allows the most varied uses, from a protected park to a picnic area, up to the construction of sports fields. Finally, the village has a connection to electricity, solar / thermal panels, a well for water supply and tanks, and an underground LPG reserve. Ideal for those looking for an established accommodation facility where to continue the business, close to urban services but at the same time surrounded by nature, 2 km from the beach, 4 from















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