

Farm for sale in Alezio

€ 1.200.000

Ref. 83110



35.000 sq.m. | Bathrooms: 20 | Rooms: 2

ALEZIO - AGROCAMPING WITH ORGANIC FARM

In Alezio, just a few minutes' drive from the beautiful beaches of Gallipoli, Punta della Suina, and the Punta Pizzo coastline, a fully equipped farm with agri-camping area is for sale, offering great expansion potential.

The land measures approximately 10 hectares and is completely fenced, partly in masonry and partly with wire mesh. It has two entrances, one from the main road and one from a secondary road. Furthermore, it is not encumbered by any rights of way or easements.

The land is served by several spring wells (approximately 10), two artesian wells and a storage tank for drinking water.

The property has been enriched with trees and plants of all kinds and today there are:

1200 olive trees, each 3 years old, 150 different fruit trees, 200 citrus trees, approximately 0.6 hectares of land for vegetables. All cultivation areas are equipped with automatic irrigation systems using modern, cutting-edge systems.

There is an area reserved for educational farm activities, enclosed by carparo stone walls, with a small farm that currently includes chickens, rabbits, pheasants, peacocks, turkeys, ducks, two albino donkeys, and a mare.

In addition to several shelters built to serve the breeding farm, a 1,000-square-meter chicken coop is currently being approved for housing 500 laying hens, with a permit for free-range farming; a 1,000-square-meter agri-solar system serving the greenhouses; and a 120-square-meter shed for agricultural machinery.

The business, equipped with all the necessary permits required by law, has:

IAP Certificate, Puglia Region certificate for tourism operators, CAP and ISMEA certifications, regular permits for operating

holiday homes, agro-camping, and wildlife collections, and permits for organic fruit, vegetable, and olive production. The camping area is equipped with:

15 pitches with water and electricity, brand new public restrooms with showers, reception with a small minimarket, lighting throughout the area, camper service, barbecue area, play area, picnic area, several shade structures. There is also a large, newly built studio apartment with an en suite bathroom; a second studio apartment of approximately 30 square meters with a mezzanine and outdoor kitchen.

The construction and service courses for the business will include:

A restaurant space of approximately 100 square meters; a workshop for processing agricultural products of approximately 100 square meters; a relaxation area with a 50 square meter swimming pool, around which six suites with private bathrooms of approximately 40 square meters each will be built, sleeping up to four people. This property represents an excellent investment, given the rapidly expanding agritourism sector and the strong regional and international incentives for the development of green spaces and related activities.

Features

Code: 83110

Reason: Sale

Categoria: Farm

Address: contrada castellana

Zip Code: 73011

Municipality: Alezio

Total Square Meters: 35.000 sq.m.

Bathrooms: 20

Rooms: 2







