






## 6 chambre Auberge à vendre dans El Gastor, Cádiz

**550.000€**



Magical little tourist complex for sale overlooking the Zahara/El Gastor Lake .What a little gem this is !Sitting on the top of a hill overlooking some of the most stunning scenery in the area, the lake view is panoramic from every aspect of the property .Operational for the last 12 years , this is a great little lifestyle business , situated in an area of outstanding natural beauty , renown for the hiking, cycling and rock climbing activities .The property consists of a traditional white washed country home, built in Andalucian style . This is the owner's accommodation.The house has a real wow factor main salon/kitchen/dining area, with feature fireplace and high wood beamed vaulted ceiling .There is a reception area to the front of the house, Two spacious double bedrooms and family bathroom on the ground floor. Wood stairs up to the mezzanine level, which is currently set up as a third bedroom . Scope to convert a large walk in wardrobe/store into an ensuite bedroom .In the grounds are 3 very charming self contained guest cottages . Each has a bedroom, bathroom , living room with kitchen area. The cottages have air con/heating units and wood burners for the winter nights. Each has a terrace overlooking the pool, gardens and the Lake beyond.There is a large flat area of land behind the house, which has it's own double gated entrance . the current owner has plans to convert this area into a small camping/caravan park, creating another revenue stream. It would also make the perfect place for a glamping/yurts/bell tents area.In the garden is a productive, totally organic vegetable garden and many fruit trees, including, fig, pear , olives and almonds.Sadly being sold by the current owner due to health reasons.Registered as a Casa rural turistica.This is already a very popular and well known place in the area, enjoying high occupancy . There are many options here for upgrading and adding value to the existing business .A very charming place which really does need to be viewed.Great access - tarmac road to the front door .Easy reach of several popular villages and restaurants .Annual IBI €320 ( council tax )Mains water and electricity . all paperwork in good order.Amenitiesswimming poolLot Area: 4600 Floor Area: 564 Bedrooms: 6Bathrooms: 4

 6 chambres  
 Piscine  
 bedrooms 6

 4 salles de bains  
 lot area 4600

 4.600m<sup>2</sup> Taille de la parcelle  
 floor area 564