

## 14 slaapkamer Commercieel vastgoed Te koop in Berchules, Granada

350.000€



This highly successful 14 bedroom rural hotel, a great investment opportunity, is for sale as the owners wish to retire. The hotel is situated on the outskirts of the village of Bérchules in the heart of the Alpujarras, at an altitude of 1320 metres.

The hotel, purpose built in 1993 is set in 3000m<sup>2</sup> of land. It is in excellent condition, ready for new owners to take over immediately. The area is very tranquil and offers fantastic views of the surrounding mountains. The business has been trading successfully for many years, has many existing clients as well as companies using it for adventure/walking holidays. This prosperous and continuous business is included as good will in the sale.

On the ground floor of the main building is the reception/bar with an open fireplace and comfortable library. There is a separate restaurant, ladies and gent's washrooms, large commercial kitchen with walk in cold room, utility rooms and office.

The first floor has five double bedrooms, four single bedrooms and a storeroom. The second floor has five double bedrooms and two storerooms. The large centrally heated double rooms are all ensuite, have terraces with table and chairs, views of the valley and the sea in the distance. The single rooms are also ensuite and have central heating. Outside is a large sunny terrace with seating, established gardens and swimming pool with sunbathing area. The hotel is easily accessible and there is on-site parking.

In addition to the hotel there is the option to purchase two separate buildings within the grounds and to the side of the hotel. One building is a two-bedroom self-contained house on two floors; the ground floor of the other building is a three-bedroom apartment and the top floor is a two-bedroom apartment. This gives the option for additional income from long or short term rental or living accommodation for the owners/manager. The apartments are also in outstanding condition.

This property needs viewing to appreciate the quality of the finish and offers a fantastic business opportunity.

The price for the hotel only is 350.000 euros. There is also the option to buy the apartments along with the hotel for a

- |                                    |                       |                               |
|------------------------------------|-----------------------|-------------------------------|
| 14 slaapkamers                     | 14 badkamers          | 632m <sup>2</sup> Bouwgrootte |
| 3.000m <sup>2</sup> Perceelgrootte | Private Pool          | Tranquil Location             |
| Mountain Views                     | South Facing          | Underfloor Heating            |
| Private Entrance                   | Recently Renovated    | Wood Burning Stove(s)         |
| Close To Village/Town              | Acequia Rights        | Central Heating               |
| Mature Gardens                     | Patio                 | Fully Fitted Kitchen          |
| Open Countryside Views             | Distant Sea Views     | Utility Room                  |
| Electricity - Mains Connection     | Good Rental Potential |                               |