

## 14 bedroom Commercial Property for sale in Valverde del Fresno, Cáceres

**2,200,000€**



This beautiful hotel is located in the heart of the Sierra de Gata, Cáceres, immersed in a 130-hectare estate, with good access. An hour and a half from Cáceres and Salamanca, only 3 hours from Madrid or Lisbon, and only five minutes from Valverde del Fresno or San Martín de Trevejo, towns with special tourist attraction. Located in an tranquil area and surrounded by nature.

### HOTEL

The main buildings have been completely restored as a rural hotel with capacity for 25 people, preserving all of the original stone walls, dating from the late 18th century. The main rehabilitation, in a rustic style and with quality materials (wooden Climalit windows, stone floors, etc.), was carried out by the current owners in 2005 and later improvements have been made.





In total there are 6 independent apartments, 500 m<sup>2</sup> built, with fireplaces in all bedrooms, as well as heating, hot water and full bathroom.

There is also, the old stone oven that is today the hotel reception, the swimming pool (renovated in 2015) with sun loungers and gardens, as well as several attached warehouses and parking.

It has a restaurant with capacity for about 40 people, in addition to the main living room with a large antique stone fireplace, the hotel's large kitchen, terraces, toilet and annex warehouse, all built with top quality rustic materials (hand baked clay, wooden beams, chestnut, stone, granite countertops, etc.).

### OWNER ACCOMODATION

The complex also has an independent main house, newly built on the stone walls of an old shed, built with top quality materials and rustic style (different hand-baked clay for floors, era bricks in chimneys and arches, wooden beams wood, slate, polished granite in kitchen, etc.). The house, located in a 3,000 m<sup>2</sup> garden totally independent from the hotel, with a swimming pool and two greenhouses, consists of 250 m<sup>2</sup> (3 bedrooms, 3 bathrooms, 1 Turkish bath, large living room with fireplace, dining room, kitchen with oven / fireplace, pantry, laundry room and covered porch).

-  14 bedrooms
-  10+ bathrooms
-  1,750m<sup>2</sup> Build size
-  1,300,000m<sup>2</sup> Plot size