

## 9 bedroom Commercial Property for sale in Comares, Málaga

540,000€



Price reduced to sell

For anyone looking for a large project to develop their own commercial activity, this property, located in the valley between the villages of Riogordo, Comares and Colmenar, is the ideal start for a large B&B or rural retreat. This property comprises 834m<sup>2</sup> of built area on a plot of 6933 m<sup>2</sup> and is divided into a main building with several additional lower level outbuildings.





The driveway leads to a spacious parking area and carport. From here, we enter the sun terrace with pergola located at the main entrance to the property. This recently renovated part houses 6 guest rooms, each with its own bathroom, a reception room/lounge, dining room and kitchen.

Upon entering, we immediately noticed the serene atmosphere. All furnishings in the building were kept sleekly modern. The entire base of this property was recently and qualitatively built in a first phase and has underfloor heating throughout. Of course, each buyer can redecorate these spaces back to their own liking and atmosphere. In later stages of the project, the current owner would also have taken care of the outbuildings. These outbuildings can now be tackled by the new buyer entirely as he wishes.

Descending the stairs from the sun terrace at the front of the house to the courtyard, we arrive at the place where a 4.5 x 2.5m swimming pool and some sun loungers are now provided. Here in particular we see great potential for extending several sun terraces, outdoor kitchen with bar and the creation of green spaces...

A first outbuilding has already been set up as a wellness area. From the jacuzzi, gym or steam room, the panoramic window here allows you to fully enjoy the views over the beautiful valley.

On the other side of this courtyard is a second outbuilding, this one served as stables in a past. Here, 1 flat has been minimally converted and a second flat has yet to be fully converted. This building has 346 m<sup>2</sup> on 2 floors. On the upper floor, raising the roof would create ample space to provide additional rooms, studio, yoga room, etc.

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|--|---|--|
|  9 bedrooms                    |  8 bathrooms |  834m <sup>2</sup> Build size |
|  6,933m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> renovation needed  |
| <input checked="" type="checkbox"/> quiet location   | <input checked="" type="checkbox"/> independent apartment                                       | <input checked="" type="checkbox"/> fitted kitchen   |
| <input checked="" type="checkbox"/> air conditioning   | <input checked="" type="checkbox"/> underfloor heating throughout                               | <input checked="" type="checkbox"/> electricity  |
| <input checked="" type="checkbox"/> water  | <input checked="" type="checkbox"/> garden  | <input checked="" type="checkbox"/> pool   |
| <input checked="" type="checkbox"/> private pool   | <input checked="" type="checkbox"/> alarm system  | <input checked="" type="checkbox"/> electric blinds  |
| <input checked="" type="checkbox"/> double glazing   | <input checked="" type="checkbox"/> furnished   | <input checked="" type="checkbox"/> partly furnished   |
| <input checked="" type="checkbox"/> countryside  | <input checked="" type="checkbox"/> gymnasium   | <input checked="" type="checkbox"/> steam room   |