

## 7 bedroom Commercial Property for sale in Busquístar, Granada

**900,000€**



A rare opportunity to purchase an exceptional rural hotel in the Sierra Nevada natural park.

























This truly outstanding property is located near Trevélez, famous as one of the highest villages in Spain. The hotel is set in 31,000 m<sup>2</sup> of typical Alpujarran landscape, surrounded by chestnut and oak trees amongst others, with stunning views of the mountains. Prior to Covid19 the business had been functioning as a bed and breakfast and has fantastic booking.com ratings 9.8 and is a multiple traveller's choice winner on tripadvisor, indeed it has no negative reviews at all.

The property, purpose built as a rural hotel has five enormous guest rooms and is finished to an exceptionally high standard; the attention to detail is incredible, no expense having been spared, with traditional fixtures and fittings throughout. Access from the road is easy, via a short driveway.

All guest rooms are individually designed and have a door opening to the beautiful, open cobbled internal courtyard, also another door leading to either a terrace or the suspended, wide wooden walkway that wraps around part of the property. Views from these areas are particularly beautiful. The rooms are all spacious with relaxing seating area, super king size bed, wood burner, central heating and luxurious ensuite shower or bathroom.

Breakfast is served in the large library/dining room. The room has a wall of bookshelves, quality furniture and an open fire. From here is a hall with two small rooms that are ready to be converted to public bathrooms should the new owner wish to expand the capacity of the hotel. Also from here is the Alpujarran style kitchen/breakfast preparation area with a large pantry/food store. From the hall there is also access to the boiler room and garage. The central heating boiler is oil fired and is zone controlled; hot water is via a solar powered system. The garage has room for parking plus storage. There is a separate reception building with traditional chestnut beam and slate ceiling which could potentially be converted into further accommodation.

The spacious owner's living accommodation is above and behind the hotel and has its own entrance. It comprises of an entrance hall giving access to a tiled family bathroom with walk in shower and a large double bedroom. The huge

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|  7 bedrooms                     |  7 bathrooms          |  870m <sup>2</sup> Build size |
|  31,000m <sup>2</sup> Plot size |  Garage               |  Easy Access                  |
|  Plenty Of Water                |  Tranquil Location    |  Water Deposit                |
|  Outbuildings                   |  Mountain Views       |  Panoramic Views              |
|  Wood Burning Stove(s)          |  South West Facing    |  Parking Area                 |
|  No Near Neighbours             |  Very Private         |  Central Heating              |
|  Mature Gardens                 |  Patio                |  Currently Run As B & B       |
|  Furnished                      |  Immaculate Condition |  Fenced Plot                  |