

## 9 bedroom Commercial Property for sale in Ayora, Valencia

620,000€



**Charming Rural Retreat B&B in Ayora: A Perfect Business Opportunity for Expats** Welcome to your dream investment in the heart of the stunning Spanish countryside! This substantial 9-bedroom, 6-bathroom rural retreat B&B offers the perfect blend of modern comfort and rustic charm, ideal for British, Dutch, and German expats seeking a new adventure in sunny Spain.

**Prime Location & Accessibility** Situated just a 5-minute drive from the charming town of Ayora, which is very well-known tourism town that holds the biggest honey festival, in the whole of Spain. Rock festival in february, and 2 weeks in August for their fiestas 15-to-20-minute drive into Almansa. Around an hour's drive to Alicante. Train links in Almansa to get to Madrid, Barcelona etc. This property combines the tranquility of rural living with convenient access to local amenities. Enjoy the peaceful surroundings while knowing that shops, restaurants, and cultural attractions are just moments away.

**Comfort & Modern Amenities** Every bedroom is equipped with air conditioning, ensuring comfort during the warm Spanish summers. The diesel central heating system provides warmth and coziness during the cooler months, making this B&B an inviting destination all year round. Below ground floor vast areas with multiple rooms ready for renovation, possibility to make more bedrooms, office space, pantry or something to suit potential business needs. The recently renovated, modern kitchen is a chef's delight, perfect for preparing delightful meals for guests. With emergency lighting and fire doors installed, safety is a top priority, giving peace of mind to both you and your visitors.

**Outdoor Paradise** The spacious front and back gardens offer ample space for relaxation and recreation. The large 10x5m pool is the centerpiece of the outdoor area, providing a refreshing oasis for guests to unwind. The expansive pool area is perfect for sunbathing, and the alfresco dining spaces allow for memorable outdoor meals with breathtaking views of the valley.

**Entertainment & Relaxation** This property boasts both inside and outside bars, ideal for entertaining guests and enhancing their stay. Whether it's a casual drink by the pool or a cozy evening indoors, functions, weddings, live music events, the options for relaxation and enjoyment are endless.

**Business Ready** With all the correct licenses in place for trading as a B&B, this property is ready to welcome guests immediately. The double garage offers ample storage and parking space, while the private driveway with a gate

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|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|  9 bedrooms                    |  6 bathrooms                 |  694m <sup>2</sup> Build size     |
|  2,545m <sup>2</sup> Plot size |  Swimming Pool               |  Air conditioning                 |
|  Bar                           |  Bars And Restaurants        |  BBQ                              |
|  Central Heating               |  Close to medical centre     |  2 Entrances                      |
|  Large Pool Relaxation Area    |  Large Pellet Burner         |  Internet Available               |
|  Good access                   |  Gated Entrance              |  Garage                           |
|  Fly screens                   |  Fitted Wardrobes            |  Double glazing                   |
|  Country Views                 |  Close To Town And Amenities |  Close to shops, restaurants, ... |



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