



## 5 sovrum Kommersiella fastigheter till salu i Ventas del Carrizal, Jaén

140.000€



This is a great opportunity for someone looking to move to Spain and own an established bar with B&B potential and a home for the owners, all included in the price. The sale includes the whole property, there is no leasing or rents to pay, the new owner will own everything outright.

The bar is located in the lovely village of Ventas del Carrizal, in the Jaén province of Andalucia. Ventas is a small, but friendly village with several amenities including 3 bars, a pharmacy, a doctors and a supermarket. It is on a regular bus route to the larger surrounding towns of Alcala La Real, Alcaudete and Castillo de Locubin. Granada and its airport are less than 45 minutes away, and Malaga with its international airport is under one hour 40 away. Although the bar is not currently running, it has previously been run successfully with a busy working kitchen catering for both Spanish and British clientele. With living accommodation across 2 floors, one of which would work well as a B&B if desired, there are plenty of business opportunities for the right owners.

Downstairs, you can enter either via the main bar or the dining area off to the side. There is an industrial kitchen behind the dining area, fully equipped and with storage space. At the front of the property is a large terrace which can accommodate around 40 people for alfresco dining and refreshments.

The first floor hosts three double bedrooms, each with access to their own bathroom and a large lounge area with access to a great patio, looking out across the olive filled hillside. One of the bedrooms also has access to a second patio area to the side of the property with views of the village and countryside beyond. This floor is ideal if the new owners wished to take up B&B as its already laid out perfectly for guests.

Up to the 2nd floor, where you will find a further two large bedrooms and a family bathroom. The owners currently use this as their own living accommodation.

This is a golden opportunity to own and run a business in Spain, it's just ready and waiting for a new owner to take over the reins and put their own stamp on it.

Please ask us for more information and enjoy the video

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|--------------------------------|-------------------------------|---------------------|
| Se videotur                    | 5 sovrum                      | 6 badrum            |
| 287m <sup>2</sup> Bygg storlek | 129m <sup>2</sup> Tomtstorlek | Simbassäng          |
| Fully Equipped Kitchen         | Covered Terrace               | Fireplace           |
| Fitted Kitchen                 | Near Transport                | Renovated           |
| Terrace                        | Near amenities                | Large Storeroom     |
| Semi furnished                 | Very Good Access              | In Town Center      |
| Electric                       | Tiled Bathroom                | Tiled Floors        |
| Walk to shops                  | Walk to bars                  | Walk to restaurants |