

## 8 sovrum Radhus till salu i Cocentaina, Alicante

299.950€



Tucked away in the historic old town of Cocentaina, this charming rural village house offers a rare opportunity to acquire a fully licensed and operating B&B with strong occupancy and excellent guest ratings. Carefully renovated to modern standards while preserving its original character, the property benefits from updated electrical and plumbing systems, blending comfort with authentic architectural details.

The house features generous shared spaces, including a welcoming living room, a bright dining area, and a spacious 90 m<sup>2</sup> cellar that holds potential for a café license. Guests can also enjoy a 30 m<sup>2</sup> communal terrace, ideal for relaxing in the Mediterranean climate. Currently, four guest rooms are actively rented through platforms such as Booking.com, Hotels.com, Expedia, and Airbnb. Each room is equipped with air conditioning and a private bathroom, ensuring a comfortable stay.


There is the option to expand further by adding an additional room with a private terrace, currently reserved for private use. The business has shown consistent performance, with last year's average revenue just over €3,000 per month. There is clear potential to grow income by incorporating the extra room and offering meals or dinners to guests.

The layout of the property also offers flexibility for a live-work lifestyle. The current owners maintain a private attic room, but there is the possibility of transforming the entire first floor into a spacious private apartment of approximately 85 m<sup>2</sup>, featuring three bedrooms and a kitchen. This would still allow the cellar and main entrance to be used as a dining area or small restaurant.

With a current occupancy rate of 67%, this B&B boasts a solid reputation: 9.6 on Booking, 9.6 on Expedia and

 8 sovrum  
 New Home

 7 badrum

 511m<sup>2</sup> Bygg storlek